

Building Momentum: Moving Canada's Housing Commitments Forward

2023 National Housing Strategy Progress Report



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Canada



TABLE OF CONTENTS

- Message From the Honourable Sean Fraser3
- Executive Summary5
- The Current Landscape: Canada’s Housing Challenges8
- National Housing Strategy: Overview 12
- Progress on National Housing Strategy Programs38
 - New Construction and Modernized Housing Supply39
 - Support for the Community Housing Sector.....47
 - Federal, Provincial and Territorial NHS Initiatives48
 - Direct Support Payments to Help Lower-Income Renters 51
 - Improving Homeownership Options 51
 - Data, Innovation and Research53
 - Increasing Efficiency in the Housing System63
 - Reducing Chronic Homelessness63
 - Existing Community Housing Funding66
- Annex A: NHS Achievements By Program.....67
- Annex B: NHS Achievements by Province and Territory.....69
- Annex C: Overview of National Housing Strategy Funding 71

GRANITE RIDGE (COVER PHOTO)
1330 Cloudburst Drive, Whistler BC V8E 0A5
Granite Ridge – Whistler Housing Authority



MESSAGE FROM THE HONOURABLE SEAN FRASER

The launch of the National Housing Strategy in 2017 was a clear choice by the federal government to get back into housing

Six years into this 10-year plan the National Housing Strategy (NHS) is helping to build 134,707 new housing units, repair 272,169 existing housing units, provide affordability support to 345,377 households, and assist 149,741 households through the Canada Housing Benefit.

We have also adapted the NHS since its launch to better meet the needs of Canada's growing communities. Many programs have been improved, those delivering the strongest results have been expanded, and new ones have been added.

For example, we launched two additional rounds of the highly successful Rapid Housing Initiative, a program that will create more than 15,700 permanent, affordable homes. To help municipalities to get more housing built faster, we also launched the Housing Accelerator Fund. We have signed 179 agreements including one with the province of Quebec which will help incentivize 107,000 homes over the next three years and over 750,000 new homes over the next decade.

Through the NHS, our country invested in more housing for low-income and vulnerable Canadians, we started incentivizing rental construction, and we created programs to make it easier for people to buy their first home.

However, as we came out of the pandemic, housing pressures have grown. Much of our housing stock was purchased while interest rates were low, more people arrived to seek opportunity in Canada, and the higher interest rates we've seen more recently have impacted the economy, including home construction.

Today, the national housing crisis presents one of Canada's greatest social and economic challenges. But if we commit ourselves to solving it, we can build a country and economy that promotes generational fairness so we can create the same opportunities for young Canadians today that previous generations enjoyed.

We know that more needs to be done, which is why, since the Summer of 2023, we introduced new measures to complement the NHS and increase the supply of rental housing, including a GST exemption on rental construction, an additional \$20 billion in financing through the Canada Mortgage Bond program to build up to 30,000 more rental apartments per year, and announced a housing design catalogue initiative to accelerate future housing developments and tap into new and innovative construction methods that will make a real difference in building communities across Canada.

On April 12, 2024, we announced Solving the Housing Crisis: Canada's Housing Plan. This is a bold new plan to solve the housing crisis by building more homes, making it easier to own or rent a home, and helping those who can't afford a home. This plan is grounded in two commitments: (1) no Canadian should have to spend more than 30 per cent of their income on housing; and (2) no Canadian should have to live without knowing they have a safe and affordable place to live.

Canada's Housing Plan builds on the NHS by putting Canada on track to unlock 3.87 million new homes by 2031. It includes historic new investments in housing enabling infrastructure, unlocking tens of thousands of more apartments through the Apartment Construction Loan Program, expanding the Housing Accelerator Fund, a Rental Protection Fund to keep affordable housing affordable, helping communities across the country end chronic homelessness,

and human rights-based initiatives to end homeless encampments across the country.

We are taking a whole of government approach to housing, but the federal government cannot do it alone. Solving the housing crisis demands a Team Canada approach, and no one level of government, home builder, or not-for-profit can do it alone. We need every partner pulling in the same direction to build the homes Canadians need.

It's important to remember that data represented in this report aren't just numbers, they are real people who now have a place to call home. People like Al, who used to live in his car and now lives and works in a tiny home community in Fredericton, New Brunswick. Or Jennifer from Vancouver, who was able to return to the city she loves and find an affordable three-bedroom home for her family. Or Leanne, a pharmacist working in Whitehorse, Yukon, who was able to buy her first home, thanks to the NHS.

Stories like these inspire us to keep doing more for people across the country. In the coming months and years, we will be working even harder and smarter to make a difference. Together with our partners, we've built strong momentum in this first half of the NHS. Now it's time to build on this progress, roll up our sleeves, and get the job done.

We can solve the housing crisis, and we'll do it by working together.

The Honourable Sean Fraser
*Minister of Housing, Infrastructure
and Communities*



EXECUTIVE SUMMARY

The National Housing Strategy (NHS) was launched in 2017, a milestone that signaled the federal government's re-engagement in housing. Since then, the NHS has grown from a \$40-billion plan into a more than \$82-billion, 10-year plan to give more people living in Canada a place to call home. The NHS was created as a complementary suite of programs and initiatives to address challenges across the housing continuum, from shelters and transitional housing to below-market and market rentals and homeownership.

At its launch, the NHS set ambitious targets, which the federal government is making progress toward achieving thanks to strong partnerships with all orders of government and the housing sector. As of December 31, 2023:

- **272,169** existing housing units have been committed to be repaired or renewed (target of **300,000** units)
- **345,377** community housing units have been protected (target of **385,000** units protected)
- **134,707** new housing units have been committed to be created (target of **160,000** units)
- **517,778** households are expected to have their housing need reduced or eliminated (target of **540,000** households)
- **149,741** households have been provided with affordability support through the Canada Housing Benefit (target of **300,000** households)

Between 2016 and 2022, the estimated number of emergency shelter users experiencing chronic homelessness increased by 17.2% (the NHS has a target of 50% reduction in chronic homelessness). This is largely due to the COVID-19 pandemic and its subsequent impact on inflation and housing costs. The NHS has helped to mitigate this impact, however. Through Reaching Home: Canada's Homelessness Strategy, between April 1, 2019 and December 31, 2023:

- **71,580** people have been placed in more stable housing (current target of **19,000** annually)
- **125,154** people have been provided with prevention services to help maintain their existing housing (current target of **37,000** annually)

The NHS takes into account key principles of a human rights-based approach to housing, including accountability, participation, non-discrimination, and inclusion. It prioritizes the needs of vulnerable populations, and its programs were designed using a Gender-Based Analysis Plus (GBA Plus) lens to assess their potential impact on people of diverse and intersecting genders and identities. As of December 31, 2023, the NHS has committed to make available 165,056 new and repaired housing units for priority populations, which includes survivors of gender-based violence, seniors, Indigenous peoples, people experiencing homelessness, people with disabilities, people dealing with mental health and addiction issues, Veterans, 2SLGBTQIA+ communities, young adults, racialized groups, including Black Canadians, and recent immigrants, including refugees.

Through the NHS, the federal government aims to put 33% of investments, with a minimum target of at least 25%, towards the unique needs of women and their children. As of December 31, 2023, 31% of NHS funding has been committed towards meeting the housing needs of this group.



Provinces and territories are the federal government's primary partners in housing. As such, the NHS includes programs delivered through bilateral agreements between the federal government and each of the 13 provinces and territories,¹ which cost-match federal contributions² and deliver funding per the terms of the agreements. Provinces and territories have made the following commitments:

- **298,169** social housing units preserved (target of **330,000**)
- expansion of rent-assisted units by **11,740** units (target of **50,000**)
- **112,322** social housing units repaired (target of **60,000**)
- **149,741** households assisted through the Canada Housing Benefit (target of **300,000**)

Through the NHS, the federal government is also investing in research, data, and innovation programs that support increased capacity for housing research both inside and outside government, ensure that more and better data is available to serve as the basis for housing decisions, and show what is possible for the future of housing in Canada through the creation and testing of innovative solutions to key housing challenges. As a result of funding committed to-date, the NHS has supported 40 research projects through the Research and Planning Fund; launched 3 cycles of the Canadian Housing Survey and 4 cycles of the Social and Affordable Housing Survey – Rental Structures; supported 72 Solutions Labs and 43 Demonstrations Initiatives; and launched 5 rounds of the Housing Supply Challenge.³

Evaluations have consistently found that NHS programs continue to respond to housing needs and that in the majority of cases, they are on track to deliver against commitments and targets.⁴ The evaluations have also identified areas for improvement, including the need to address limitations in data and reporting, and the need for programs to be more adaptable to better serve Indigenous applicants, non-profit organizations, and NHS priority populations.

The NHS also aims to achieve, through collaboration across all orders of government, 11 shared outcomes that align with the Strategy's broad policy objectives, which include addressing distinct and varied gaps along the housing continuum while serving many Canadians with differing housing needs. This report includes preliminary results for these shared outcomes, including recent anonymized data from a Canada Mortgage and Housing Corporation (CMHC) and Statistics Canada pilot study completed in December 2023 on people living in new and repaired units funded by the Affordable Housing Fund (formerly the National Housing Co-Investment Fund) and the Apartment Construction Loan Program (formerly the Rental Construction Financing initiative). Preliminary analysis indicates that the Affordable Housing Fund has been successful in housing lower-income Canadians and that the Apartment Construction Loan Program has been successful in creating housing supply for middle-income Canadians. Please see page 32 for a more detailed look at shared outcomes results and the pilot study.

¹ Quebec has not subscribed to the NHS or the Housing Partnership Framework. The Canada-Quebec Housing Agreement was signed outside of these frameworks.

² Federal contributions for Northern Funding are not cost-matched.

³ Please visit www.placetocallhome.ca for NHS success stories, including for research and innovation programs.

⁴ Please visit <https://www.cmhc-schl.gc.ca/about-us/corporate-reporting/program-evaluation> to access evaluation reports on select NHS programs and initiatives.

THE CURRENT LANDSCAPE: CANADA'S HOUSING CHALLENGES

Many people in Canada continue to struggle to find housing they can afford and that meets their needs. People in vulnerable situations are even more likely to have difficulty finding affordable housing because of diverse and often interconnected factors, such as lower household incomes and discrimination.

Many people are in core housing need

In 2021, one in every 10 Canadian households – approximately 1.5 million households – was in core housing need.⁵ That means they were living in an unsuitable, inadequate, or unaffordable dwelling and were not able to afford alternative housing in their community.

The level of core housing need varies greatly across the country. It is particularly high in northern Canada, especially in Nunavut where 32.9% of households were in core housing need in 2021. It is also generally higher in more densely populated regions, such as Ontario and British Columbia.

Core housing need also varies by demographic group. For example, Indigenous peoples were almost twice as likely as the non-Indigenous population to live in crowded housing and almost three times more likely to live in a dwelling in need of major repairs in 2021. Renter households, meanwhile, were almost four times more likely to be in core housing need than owner households (20.0% vs. 5.3%).

Affordable units for low-income renters are extremely rare outside Quebec.⁶ For the bottom fifth of income earners, the share of affordable rental units (defined as housing units with shelter costs that are less than 30% of total before-tax household income) is much less than 20% in most rental markets. In many centres, such as Toronto, the share of affordable rental units is too small to meet statistical reporting standards (i.e., less than 1%).

⁵ Statistics Canada (2022). "Core housing need in Canada." Accessible at: <https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2022056-eng.htm>.

⁶ Canada Mortgage and Housing Corporation (2023). "Rental Market Report: January 2023 Edition." Accessible at: <https://www.cmhc-schl.gc.ca/-/media/sites/cmhc/professional/housing-markets-data-and-research/market-reports/rental-market-report/rental-market-report-2022-en.ashx>

Homelessness is accelerating

Point-in-Time counts conducted in late 2022, after eviction moratoria had been lifted and pandemic related income supports discontinued, reported a 38% increase in overall homelessness compared to 2018. During this time, the number of people experiencing unsheltered homelessness,⁷ including in encampments, nearly doubled. Larger increases in unsheltered homeless counts have been reported by some communities, including the Outaouais region (268%), Sault Ste-Marie (162%), Red Deer (132%) and Durham Region (97%).

The number of people using shelters declined from 2005 to 2020, but those people who did use shelters stayed for longer periods. From 2020 to 2022, the total number of shelter users increased, as did lengths of stay. Average lengths of stay varied depending on who was using a shelter. For example, people accessing family shelters stayed an average of 59.8 days, people accessing youth shelters⁸ stayed an average of 56.4 days, and people accessing general shelters stayed an average of 55.2 days.

Despite reductions in total shelter users between 2017 and 2022, the number of shelter users experiencing chronic homelessness⁹ remained relatively consistent. However, the number of people experiencing chronic homelessness is underestimated, as the data does not capture people in other forms of homelessness, such as hidden homelessness.¹⁰ Men, older adults (age 50 to 64), Veterans and Indigenous peoples using shelters are more likely to experience longer forms of chronic homelessness, while women and accompanied children are more likely than other groups to use shelters extensively over a shorter period.

Shortage of housing supply creates housing affordability challenges

Demand for housing in Canada has been increasing and will continue to grow in the years to come. A lack of housing supply to meet this demand has led to escalating home prices and rents over the past two decades. As a result, more and more Canadians struggle to afford housing that meets their needs.

While Canada has seen an increase in purpose-built rental units recently, the rate of rental construction is still not high enough to meet demand in many parts of the country. Furthermore, due to high interest rates, housing starts¹¹ are at risk of declining in 2024 from record levels in 2021 and 2022.

Several factors pose challenges to filling the housing supply gap. Supply chain disruptions and construction job vacancies, which were made worse by the COVID-19 pandemic, have contributed to higher construction costs, making it more expensive to build housing. Widespread and elevated inflation in recent years, and the Bank of Canada's interest rate hikes in response, have also contributed to elevated costs for repairs and to obtain loans for new housing development.

Interest rate hikes increase the cost of borrowing for households, leading to a slowdown in housing demand in the short term, but strong immigration targets and other demographic changes will continue to cause demand-side pressure for housing in Canada.

The Canada Mortgage and Housing Corporation (CMHC) estimates that restoring housing affordability by 2030 would require an additional 3.5 million housing units beyond what is currently expected to be built.

⁷ Individuals staying in unsheltered locations or places not intended for human habitation.

⁸ General shelters serve a broad clientele of adults and unaccompanied youth.

⁹ Chronic homelessness refers to individuals who are currently experiencing homelessness and who meet at least one of the following criteria: they have a total of at least 6 months (180 days) of homelessness over the past year; they have recurrent experiences of homelessness over the past 3 years, with a cumulative duration of at least 18 months (546 days).

¹⁰ People who live temporarily with others but without guarantee of continued residency or immediate prospects for accessing permanent housing. Commonly referred to as "couch surfing."

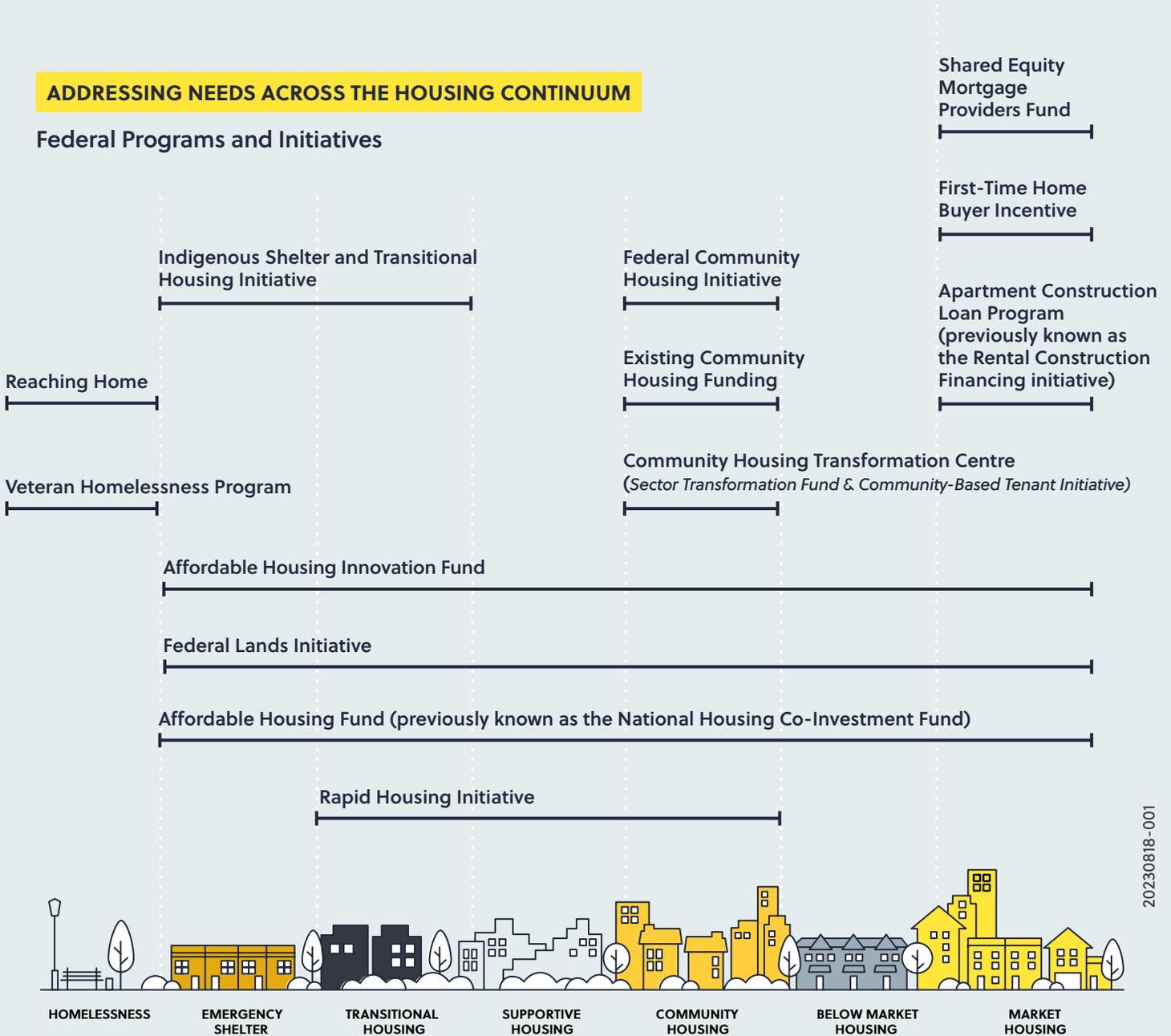
¹¹ Housing starts are an economic indicator that reflect the number of residential housing projects that have been started over a specific length of time.

NATIONAL HOUSING STRATEGY PROGRAMS AND INITIATIVES

The Strategy consists of complementary housing programs and initiatives that aim to address housing needs in Canada.

ADDRESSING NEEDS ACROSS THE HOUSING CONTINUUM

Federal Programs and Initiatives



20230818-001

OTHER NHS INITIATIVES THAT ADDRESS HOUSING NEEDS IN CANADA

Federal/Provincial/Territorial NHS Initiatives

- Provincial/Territorial Priority Funding
- Northern Funding
- Canada Housing Benefit
- Canada Community Housing Initiative

Increasing Efficiency in the Housing System

- Housing Accelerator Fund

Human Rights-Based Approach to Housing

- *National Housing Strategy Act*
- National Housing Council
- Federal Housing Advocate

Data, Innovation and Research

- Solutions Labs
- Demonstrations Initiative
- Housing Supply Challenge
- Housing Research Scholarship Program
- CMHC Housing Research Awards
- Collaborative Housing Research Network
- Research and Planning Fund
- Housing Needs Data Initiative (includes Canadian Housing Survey and Social and Affordable Housing Survey - Rental Structures)
- Expert Community on Housing (ECOH)

Direct Support Payments to Help Lower-Income Renters

- One-time top-up to the Canada Housing Benefit (Closed on March 31, 2023)

NATIONAL HOUSING STRATEGY: OVERVIEW

Launched in 2017 as a \$40-billion investment, Canada's National Housing Strategy (NHS) has since grown to a more than \$82-billion, 10-year plan to help Canadians access housing that meets their needs and that they can afford. It recognizes that affordable housing is the cornerstone of sustainable communities, an inclusive society, and a strong economy where we all can prosper and thrive.

The Strategy is guided by three fundamental principles:

People.

The NHS will better meet the distinct housing needs of Canadians, particularly by prioritizing projects that address the housing needs of populations experiencing vulnerabilities, including survivors of gender-based violence, seniors, Indigenous peoples, people experiencing homelessness, people with disabilities, people dealing with mental health and addiction issues, Veterans, 2SLGBTQIA+ communities, young adults, racialized groups, including Black Canadians, and recent immigrants, including refugees.

Communities.

Housing investments align with other public investments including job creation, skills training, transit, early learning and childcare, healthcare, and cultural and recreational infrastructure; climate action and accessibility commitments; and empowering communities to develop and implement local solutions to housing challenges.

Partnerships.

The NHS creates opportunities for greater innovation and collaboration between all orders of government, the community housing sector, the co-operative, non-profit and private sectors, the research community, and Indigenous organizations and communities to address housing needs and build thriving communities for all.

As of December 31, 2023, the NHS has committed \$42.99 billion (\$23.10 billion in loans and \$19.89 billion in contributions). The visual on page 13 presents the total funding breakdown for the NHS.

National Housing Strategy:

**AN \$82+ BILLION
10-YEAR PLAN***

20230818-002



\$44.3B

New Construction and Modernized Housing Supply



\$4.0B

Reducing Chronic Homelessness



\$63.7M

Human Rights-Based Approach to Housing



\$15.2B

Federal/Provincial/Territorial NHS Initiatives**



\$692.4M

Support for the Community Housing Sector



\$1.3B

Improving Homeownership Options



\$11.1B

Existing Community Housing Funding



\$550.0M

Data, Innovation and Research



\$4.0B

Increasing Efficiency in the Housing System



\$1.2B

Direct Support Payments to Help Lower-Income Renters

*Reflects announcements for which financial authorities are in place as of December 31, 2023, with the exception of Reaching Home. It does not reflect funding increases or reductions announced since.

**Funding includes cost matching dollars from the Provinces and Territories.

Since the [2020 National Housing Strategy Progress Report](#)¹, the federal government has announced additional investments of over \$11 billion in the NHS, which include:

Up to \$550.8 million
to top-up the Affordable Housing Innovation Fund;

\$3 billion
to extend the Rapid Housing Initiative for a second and third round;

\$1.2 billion
to provide the One-time top-up to the Canada Housing Benefit;

\$630.8 million
(including PT cost-matching) in additional funding for survivors of gender-based violence through the Canada Housing Benefit;

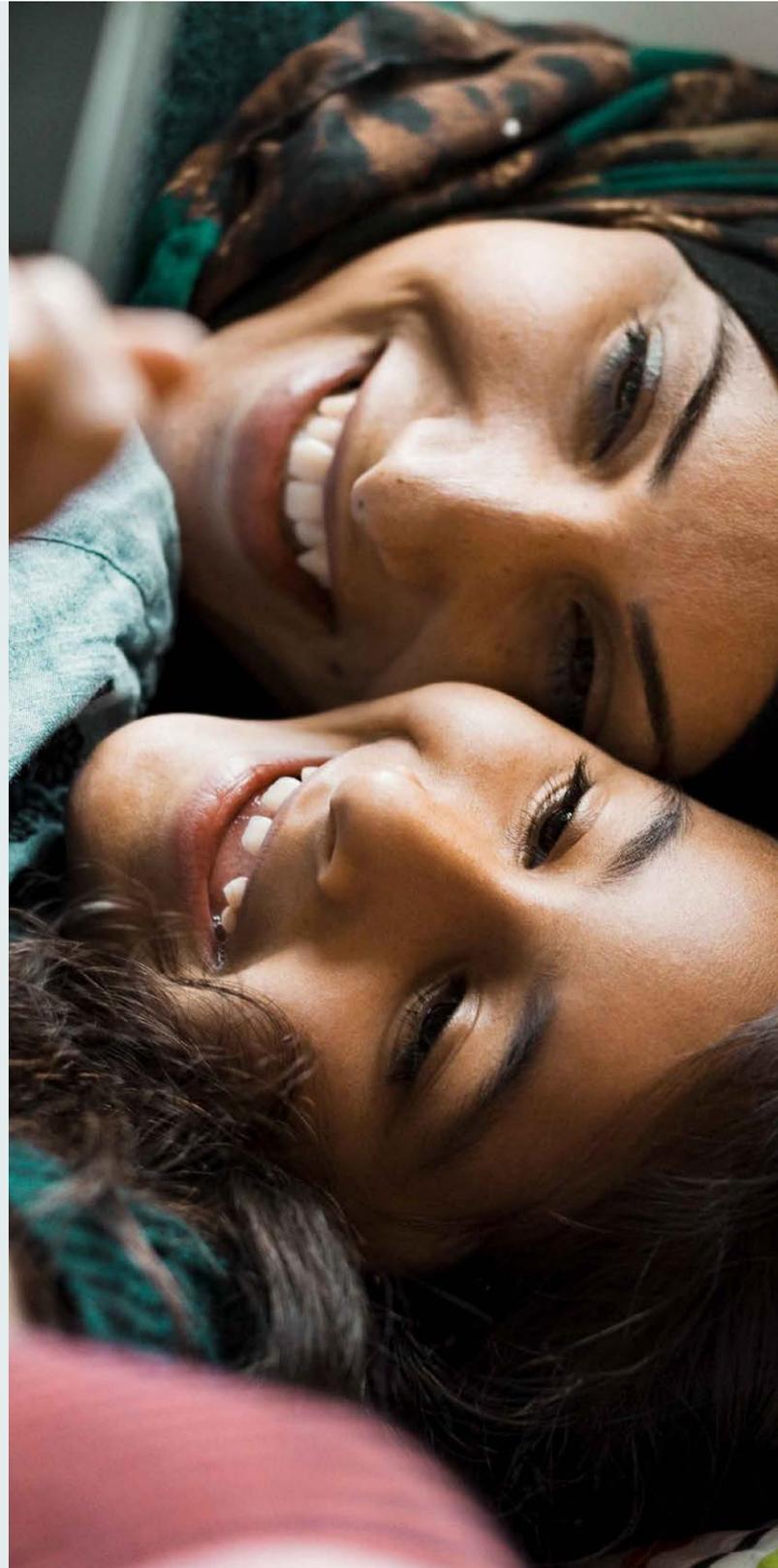
\$420 million
for the Indigenous Shelter and Transitional Housing Initiative under the Comprehensive Violence Prevention Strategy;

\$4 billion
to launch the Housing Accelerator Fund;

\$118.2 million
to top-up the Federal Community Housing Initiative;

\$1.25 billion
additional funding for Reaching Home: Canada's Homelessness Strategy; and

\$79.1 million
to launch the Veteran Homelessness Program.



National Housing Strategy

PROGRAM DELIVERY

Launch Dates

Legacy Commitments

Existing Social Housing Agreements

Continued funding for existing social housing on and off-reserve

2016

September 2016

Affordable Housing Innovation Fund

2017

April 2017

Apartment Construction Loan Program (previously known as the Rental Construction Financing initiative)

2018

April 2018

Federal Community Housing Initiative (Phase 1)

Announcement of Federal/Provincial/Territorial Housing Partnership Framework

April and May 2018

Research and Data Initiatives – including Solutions Labs, Demonstrations Initiative, and Housing Research Awards

May 2018

Affordable Housing Fund (previously known as the National Housing Co-Investment Fund)

November 2018

Expert Community on Housing (ECOH)

2019

February 2019

Federal Lands Initiative

April 2019

Reaching Home: Canada's Homelessness Strategy

July 2019

National Housing Strategy Act received Royal Assent

July and September 2019

Shared Equity Mortgage Providers Fund and First-Time Home Buyer Incentive

September 2019

Expert Panel on the Future of Housing Supply and Affordability

2020

April 2020

Canada Housing Benefit

September 2020

Launch of Federal Community Housing Initiative (Phase 2)

October 2020

Announcement of Rapid Housing Initiative
First round of Housing Supply Challenge

November 2020

Announcement of Indigenous Shelter and Transitional Housing Initiative
National Housing Council

2021

June 2021

Rapid Housing Initiative – Round 2

Second round of Housing Supply Challenge

2022

February 2022

Federal Housing Advocate
Third round of Housing Supply Challenge

August 2022

Affordable Housing Innovation Fund – Phase 2
Rent-to-Own (stream under Innovation Fund)

November 2022

Rapid Housing Initiative – Round 3

December 2022

Fourth round of Housing Supply Challenge
One-time top-up to the Canada Housing Benefit

2023

July 2023

Housing Accelerator Fund



Solutions Across the Housing Continuum

Canada's housing challenges are complex, which is why the NHS consists of complementary programs and initiatives that aim to address needs across the housing continuum. The housing continuum is the full range of housing options available to different households, from emergency shelters on one end to homeownership at the other.

The NHS funds direct rent subsidies to low-income households; provides contributions and low-cost loans to create non-market and below-market housing units such as shelters, transitional, supportive and non-profit housing; supports the community housing sector; and offers low-cost financing for the construction of purpose-built rental units for middle-income people living in Canada.

The illustration on page 10 depicts federal NHS programs and initiatives along the housing continuum.



SNAPSHOT

Defining Housing Affordability

Housing affordability is complex, and can be examined from different perspectives:

- From a **household perspective**, housing is defined as “affordable” if it costs less than 30% of its before-tax income. This is what is used to define the core housing need affordability standard. This perspective is used in many NHS programs, such as the Rapid Housing Initiative and Canada Housing Benefit.
- From a **housing unit perspective**, affordability is considered in the context of average or median market rent, and “below-market” rent levels. The lower the rent level, the higher the number of households that can afford it. This perspective is used to determine affordability criteria for many NHS supply-focused programs, including the Apartment Construction Loan Program and the Affordable Housing Fund.
- From a **housing market perspective**, market affordability is based on many measures, including rental market, homebuying and homeownership measures as well as income, which are used to analyze and compare housing markets. This perspective is used to inform solutions to supply and price challenges at a macro-level. NHS programs such as the Housing Accelerator Fund, as well as the GST exemption on rental construction, use this perspective.

Assessing housing affordability from a household, unit and market perspective provides a more complete picture of housing challenges, how best to address them, and the progress of NHS programs and initiatives.

Example:

A family of two with a before-tax income of \$90,000 lives in Montreal and pays \$1,800 in rent per month. From the household perspective, this household is living in housing that is affordable to them (they pay less than 30% of their income on rent) but the rent they are paying is higher than the median rent in their community (\$920 for a two-bedroom apartment). Compared with other units in Montreal, their unit would therefore not be considered affordable from the unit perspective (the unit is not below-market). From the market perspective, their unit is in a housing market that is more affordable compared to other housing markets, such as Vancouver or Toronto.

OVERALL NHS TARGETS

We are making progress towards achieving ambitious NHS targets by 2027/28 thanks to strong partnerships between all orders of government and the housing sector.

272,169

existing housing units committed to be repaired or renewed

Overall NHS Target: 300,000 units repaired or renewed

517,778

households expected to have housing need reduced or eliminated

Overall NHS Target: 540,000 households have housing need reduced or eliminated

345,377

community housing units protected

Overall NHS Target: 385,000 units protected

149,741

households provided with affordability support through the Canada Housing Benefit

Overall NHS Target: 300,000 households provided with affordability support through the Canada Housing Benefit

134,707

new housing units committed to be created

Overall NHS Target: 160,000 new housing units created

125,000

individuals prevented from becoming unhoused, and 71,000 people experiencing homelessness being placed into permanent housing through Reaching Home. However, there has been a 17.2% increase in the estimated number of chronically homeless shelter users since 2016.

Overall NHS Target: 50% reduction in chronic homelessness

Progress Against Ambitious Targets

Building and revitalizing housing takes up to five years on average, depending on a variety of factors including the size and complexity of the project. At the time of the [2020 National Housing Strategy Progress Report](#)ⁱⁱ, funding committed under the NHS as of December 31, 2020, was helping to build 63,300 new housing units, repair 126,000 existing housing units, and provide 36,000 households with housing affordability support.

Since then, many more projects have been committed and completed. As of December 31, 2023, funding committed under the NHS will support:

- the creation of 134,707 new housing units, with 45,997 currently under construction and 34,072 built;
- the repair of 272,169 existing housing units, with at least 79,219 currently in progress and 49,510 complete; and
- the provision of affordability support to 345,377 households.

Refer to Annex B for a summary of units committed to be created or repaired by province and territory.





Project Profile:

The Lifespan of a Building Project

It takes time to build housing – even when there's a program in place to help build it rapidly. Take, for example, the City of Kingston's new building for youth.

In Kingston, Ontario, as in many cities across Canada, young people account for one in five people living in homeless shelters. That's why, when Kingston received funding through the Rapid Housing Initiative (RHI), it chose to build more housing for young adults through the Kingston and Frontenac Housing Corporation (KFHC).

The RHI has been extremely successful at quickly creating more housing, and is expected to create more than 15,700 permanent, affordable homes across the country. It is "rapid" because funded projects must be shovel-ready and completed within 18 months (or within 24 months in northern, remote or special access communities for the third round of the RHI), and it has a streamlined and simple application process. It can also provide full capital funding for a project, though most proponents bring additional funding to the table.

The new building in Kingston received more than \$2 million in RHI funding. It includes nine units, including one unit specially designed for a tenant with physical disabilities and four units allocated specifically for young women.

Design phase (October 2021 to February 2022):

This phase of the project went extremely quickly because it was part of a larger development by KFHC. Zoning was already in place, all the studies were completed, and KFHC had an established set of design drawings which made site plan control and obtaining the building permit straightforward. As a result of this planning, KFHC was able to start construction just five months after the design phase started.

Construction phase (February to November 2022):

Even fast-tracked projects like this can face unforeseen delays and cost overruns – and that's what happened in the construction phase.

The project faced labour shortages and supply chain problems. The main components of the building took longer than normal to build because materials were delayed. Also, some of the basic materials that were available were many times more expensive than previous builds, driving up construction costs. KFHC worked with CMHC to get a two-month extension on the project and was able to finish within hours of the deadline.

For Scott VanderSchoor, KFHC's Director of Assets and Development, the benefits of this project are clear. "When we can establish a home for a young person that may not have had one otherwise, we start to break the cycle early.

This location is also helpful as we are directly beside a college that is within walking distance – and one of our young people is currently enrolled in this college."

Now, thanks to that perseverance, and the hard work and dedication of everyone involved in this project, more vulnerable youth in Kingston have a safe place to call home – a sanctuary where they can plan their next steps to a brighter future.



1. Excavation complete and ready for new foundations



2. Foundation complete



3. Exterior framing complete



4. Interior framing underway with new bathtubs



5. Interior complete with new kitchens



6. Exterior view of new units complete

Action Through Federal, Provincial, and Territorial Partnerships

Significant collaboration and partnership between federal, provincial, and territorial governments, in close coordination with other sectors, is needed to solve housing supply and affordability challenges. This is recognized through the Housing Partnership Framework, which outlines how federal, provincial, and territorial governments work together to build better housing outcomes for Canadians.¹²

The establishment of the Housing Partnership Framework led to the signing of bilateral agreements between the federal government and each provincial and territorial government. Through these agreements, provinces and territories deliver \$15.2 billion of NHS funding.

Provinces and territories also administer about 80% of Canada's existing social housing through Social Housing Agreements, representing \$5.6 billion in federal funding over the course of the NHS.

Progress to Date

Indicator	Provinces and territories' reported progress*	Target by 2027/28
Units continue to be offered in social housing	298,169 Units	330,000 Units
15% expansion of rent-assisted units	11,740 Units	50,000 Units
At least 20% of existing social housing units repaired	112,322 Units	60,000 Units
Households assisted through Canada Housing Benefit	149,741 Households	300,000 Households

*Reflects progress reported as of March 31, 2023, except in the cases of Prince Edward Island, Newfoundland and Labrador, Nunavut (March 31, 2022), and Ontario (September 30, 2022). CMHC continues to work with provinces and territories to improve the accuracy and timeliness of reporting. Progress is subject to revision as information becomes available.

Program Funding Commitments

Initiative	Total Funding Allocation until 2027/28	Federal Funding Committed	Provincial/Territorial Funding Committed
Canada Community Housing Initiative	\$8.6 Billion	\$839.30 Million	\$844.46 Million
PT Priority Funding	\$2.2 Billion	\$689.65 Million	\$758.04 Million
Canada Housing Benefit	\$4 Billion	\$331.29 Million	\$430.15 Million
Northern Funding	\$300 Million	\$150 Million	N/A

¹² While it shares many of the objectives sought by other governments, Quebec did not endorse the Housing Partnership Framework or the NHS and has signed its bilateral agreement with Canada outside of these frameworks.

Provincial and Territorial Progress^{*,**}

Province/ Territory	15% Expansion of Rent Assisted Units	Number of Households Assisted through CHB	No net loss of Urban Native Housing units for low-income households	At least 20% of existing Social Housing Units repaired	Retained Urban Native Housing Units are repaired to good condition	Units continue to be offered in Social Housing
Alberta	1,709	8,854	507	21,425	0	23,700
British Columbia	1,236	3,086	498	1,953	639	28,967
Manitoba	1,106	4,282	805	12,351	503	7,455
New Brunswick	276	1,887	36	3,895	2	5,029
Newfoundland and Labrador	187	197	75	813	0	5,957
Northwest Territories	50	308	75	502	0	1,201
Nova Scotia	1,233	6,944	66	3,132	101	11,615
Nunavut	129	0	0	95	0	1,625
Ontario	273	12,083	1,691	62,686	871	131,063
Prince Edward Island	228	1,147	0	257	0	936
Quebec ^{***}	3,459	106,274	1,128	3,554	N/A	63,630
Saskatchewan	1,437	2,039	512	1,003	12	16,448
Yukon	417	2,640	0	656	0	543
Total	11,740	149,741	5,393	112,322	2,128	298,169

*Reflects progress reported as of March 31, 2023, except in the cases of Prince Edward Island, Newfoundland and Labrador, Nunavut (March 31, 2022) and Ontario (September 30, 2022). CMHC, provinces and territories work in collaboration to update and refine progress reporting data as additional information becomes available.

**Figures provided reflect a shift to reporting using Provincial and Territorial Progress Reports which provide the unique number of units supported. The Canada-Quebec Housing Agreement does not require a Progress Report or targets and the unique number of units for Quebec is based on completed claims and data from the annual management report of the Société d'habitation du Québec.

***The provinces and territories' bilateral agreements set the target for "Units continue to be offered in Social Housing." The Canada-Quebec Housing Agreement sets a baseline figure for "Units continue to be offered in Social Housing."

Prioritizing Housing Need

Certain groups are more likely to experience housing need than others. The NHS is making housing available to vulnerable populations to help address these needs.

The NHS makes units available to the most vulnerable

Populations made vulnerable	Units committed (new units and repairs)*
Survivors of gender-based violence	5,310
Seniors	50,666
People with disabilities	25,736
Individuals dealing with mental health and addiction issues	3,077
Racialized groups, including Black Canadians	873
Recent immigrants, including refugees	631
2SLGBTQIA+ people	148
Veterans	256
Indigenous peoples	30,345
People experiencing or at risk of homelessness	11,247
Young adults	589
Women and children**	36,178
Total***	165,056

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*Includes units targeted under the Affordable Housing Innovation Fund, Affordable Housing Fund, Federal Lands Initiative, and Rapid Housing Initiative.

**Women and children are not among the list of vulnerable population groups. This group is included in the table in relation to the NHS target of putting 33% of the Strategy's investments, with a minimum of 25%, towards serving the unique needs of women and their children.

***Total may not match because some units are not targeted towards a vulnerable group, and/or are targeted towards multiple groups.

Project Profile:

Moncton Project Gets Accessibility and Energy Upgrades

The MacDonald Centre for Independent Living, in downtown Moncton, New Brunswick, recently underwent renovations to improve its accessibility and energy efficiency. The three-storey building provides 40 affordable apartments for people with disabilities. Completed in 2020, the renovations added six new accessible units, addressing the pressing need for more accessible housing options in the community. New Brunswick's Department of Social Development provides rent subsidies for the project's 40 units, so tenants spend no more than 30% of their income on housing.

Established in 1983, the MacDonald Centre is a non-profit that has been a cornerstone of support for people with disabilities, fostering independence and community inclusion. The Centre is part of the Comfort Life Network, which includes 14 organizations that offer housing and support services to seniors and people with disabilities.

Recent renovations were critical as the building was not fully meeting the accessibility needs of its residents. In addition to the renovations, energy-efficient features were installed to reduce operating costs and enhance sustainability.

The renovated building has a range of accessibility features. There's an automatic door and an elevator with a built-in ramp to accommodate wheelchairs. Kitchens were renovated for accessibility in 33 units, and four apartments now have automatic doors, with the potential to add more in the future. All apartments have wheel-in showers, grab bars and wider doorways to accommodate wheelchairs and other mobility aids. On-site amenities include accessible parking, sidewalks and community spaces.

The project received funding through the Affordable Housing Fund, which covered the renovation costs. The Province of New Brunswick provided an up-front contribution and is providing ongoing operational funding.

The Centre faced some challenges in meeting the energy efficiency requirements of the Affordable Housing Fund due to cost constraints. However, a partnership with an engineer from the Canada Green Building Council helped overcome this issue, resulting in a significant reduction in the project's energy consumption footprint.



Serving Women and Their Children

Women and children are disproportionately affected by housing need, and intersecting identities such as race, sexual orientation, age, and socio-economic status can create distinct housing challenges for them. For this reason, the federal government aims to put 33% of NHS investments (with a minimum target of at least 25%) toward the unique needs of women and their children.

As of December 31, 2023, the NHS has committed an estimated \$12.32 billion toward the housing needs of women and their children, which includes funding for the construction, repair and support of 269,697 housing units. Of this funding, \$2.88 billion is targeting the needs of women and their children, and \$9.44 billion is supporting the needs of women and their children. This represents 31% of all NHS funding committed.¹³

Human Rights-Based Approach to Housing

In 2019, Parliament passed the *National Housing Strategy Act*. The Act requires the maintenance of a national housing strategy that takes into account key principles of a human rights-based approach to housing, such as accountability, non-discrimination, participation, and inclusion, and that focuses on improving housing outcomes for those in greatest need. The federal government has provided \$63.7 million under the NHS to advance a human rights-based approach to housing, which includes funding for the Federal Housing Advocate and the National Housing Council.

¹³ "Targeting" includes projects and units that are specifically funded to appropriately house women and their children or women living alone. "Supporting" refers to funding for housing projects and units with features that are considered desirable to women and funding for housing units that are occupied by women and their children or women living alone.

SNAPSHOT

Advancing a Human Rights-Based Approach to Housing: The Federal Housing Advocate and the National Housing Council

The Federal Housing Advocateⁱⁱⁱ (Advocate) has a mandate to monitor the implementation of the Government of Canada's housing policy and assess its impacts on marginalized groups, which includes consulting with members of vulnerable groups, persons with lived experience of housing need or homelessness, and civil society organizations. The first Advocate, Marie-Josée Houle, was appointed in February 2022. In April 2023, the Advocate submitted to the federal government "Advocating for Change: The Housing Crisis in Canada"^{iv}, an annual report which includes wide-ranging policy recommendations informed by several engagements undertaken across the country to understand housing need and homelessness. The Honourable Ahmed Hussen (then Minister responsible for housing) responded to the report^v.

The National Housing Council^{vi} (Council), launched in November 2020, includes diverse and expert group members from across Canada with a mandate to further federal housing policy by providing advice on urgent housing issues and the effectiveness of the NHS. In April 2023, the Council submitted "Renewing Canada's National Housing Strategy,"^{vii} a report which includes findings from research, analysis, and stakeholder engagements with housing organizations, experts, Indigenous groups, and persons with lived experience of housing need and homelessness.

The *National Housing Strategy Act* also establishes review panels (requested by the Advocate and led by the Council), which offer the public – particularly members of communities affected by systemic housing issues and groups with expertise in human rights and housing – an opportunity to share their experiences and insights. In 2023, the Council established the first review panel on the financialization of purpose-built rental housing, with a report and recommendations expected in 2024.

Gender-Based Analysis Plus

Consistent with a human rights-based approach to housing, the NHS is also grounded in Gender-Based Analysis Plus (GBA Plus), which involves understanding the needs of people of various and intersecting identities and how they may experience NHS programming. A rigorous GBA Plus analysis is applied to the development of all programs, including those that directly address the diverse needs of people experiencing housing instability and homelessness, such as the Rapid Housing Initiative, the Affordable Housing Fund, and Reaching Home: Canada's Homelessness Strategy.

Consultations to Inform the NHS

The NHS is continuously informed by consultations in both official languages with various stakeholders, partners and rights-holders, including provinces and territories, Indigenous governments and representative organizations, housing developers, community organizations, and persons with lived experience of housing need and homelessness. Page 28 illustrates key consultations that have taken place since the launch of the NHS.



CONSULTING CANADIANS

20230818-006

2016

Let's Talk Housing^{viii}

2017

2017 Pan-Canadian Voice for Women's Housing Symposium^{ix}

2018

2018 National Housing Conference^x

Homelessness Partnering Strategy Engagement – What We Heard Report 2018^{xi}

2018 Pan-Canadian Voice for Women's Housing Symposium^{xii}

2018 National Consultation on a Human Rights-Based Approach to Housing^{xiii}

2019

2019 Pan-Canadian Voice for Women's Housing Symposium

2019 Women's Housing Need Survey^{xiv}

Final Report: Advisory Committee on Homelessness^{xv}

What We Heard Interim Report: Canada-BC Expert Panel on the Future of Housing Supply and Affordability^{xvi}

2020

2022

2022 Pan-Canadian Voice for Women's Housing Symposium^{xvii}

Call for Ideas: Housing Accelerator Fund and Rent-to-Own

2021

2021 Pan-Canadian Voice for Women's Housing Symposium^{xviii}

Final Report: Canada-BC Expert Panel on the Future of Housing Supply and Affordability^{xix}

2022+

Engagements led by National Housing Council^{xx} and Federal Housing Advocate^{xxi}

2023

2023 Pan-Canadian Voice for Women's Housing Symposium

2024+

Indigenous and Northern Housing Programs

The impacts of colonialism in Canada have resulted in longstanding inequities for Indigenous peoples, including disproportionately high rates of poverty, core housing need, and homelessness relative to non-Indigenous populations. The need for affordable, appropriate, and safe housing for First Nations, Inuit and Métis communities and peoples is significant and urgent. To date, limited progress has been made to close existing housing gaps affecting Indigenous peoples due to factors such as a lack of predictable and stable funding, inflation causing increased material cost, labour shortages, and the distance or remoteness of communities.

The Government of Canada has a fiduciary commitment to address the social determinants of health and advance self-determination in alignment with the United Nations Declaration on the Rights of Indigenous People. Access to safe and affordable housing is critical to improving health and social outcomes and essential to Canada's commitment to reconciliation with Indigenous Peoples.

Many NHS programs prioritize Indigenous and northern housing, whether through program criteria or through the introduction of separate and more flexible processes to review proposals from Indigenous partners to help reduce barriers and ensure more projects are funded. Additionally, the NHS includes over \$1.6 billion in funding exclusively for Indigenous and northern housing. As of December 31, 2023, over \$659 million of this dedicated funding has been committed toward the construction of 11 shelters and 25 transitional homes, the repair of 144 units, the development of 260 new units, as well as legacy funding for First Nations housing on reserve to support new constructed homes, renovated homes and household subsidies. Overall, \$4.23 billion has been conditionally or financially committed toward Indigenous and northern housing through federal supply initiatives of general application. These commitments will support the construction of 15,991 new units and the repair of 7,867 units, including those listed above.

Support for housing in Indigenous and northern communities is also available outside of the NHS, including but not limited to funding made available through distinctions-based Indigenous housing strategies, Budget 2021 funding for the governments of Nunavut and the Northwest Territories to address housing needs in their jurisdictions, the First Nations Market Housing Fund, and the Residential Rehabilitation Assistance Program.

Over the course of the NHS, several changes have been made to NHS programs to make them more accessible to Indigenous partners. For example, the Affordable Housing Fund now has a more user-friendly application portal and adjusted documentation requirements to better serve Indigenous and northern applicants. Also, the Rapid Housing Initiative introduced a longer application window to allow more time for project planning, and longer timelines were allowed for project completion in northern, remote and special access communities.

Project Profile:

Kikékyelc Elders-In-Residence Program: An Indigenous Community Reclaims Care for its Youth

Kikékyelc: A Place of Belonging is an innovative housing project designed to address the pressing need for culturally safe, supportive housing for Indigenous youth transitioning out of the child welfare system. It's a response to the overrepresentation of Indigenous youth in the system – 58% of children in foster care are Indigenous despite being just 4.9% of Canada's population. "Kikékyelc" is a Secwepemc word that means, "to cover young protectively, how mother birds wrap wings around their young."

Located in Kamloops, British Columbia, this innovative Indigenous-led project was developed by Lii Michif Otipemisiwak Family and Community Services and provides 26 housing units for First Nation, Métis and Inuit youth. The goal is to support residents transitioning to independent living while also addressing other challenges they face, including loss of cultural identity, increased risk of homelessness, and mental health issues.

A key feature of Kikékyelc is the Elders-In-Residence Program. The program dedicates five units to local First Nation, Métis or Inuit Elders or Knowledge Keepers who live with the youth. This co-living environment allows Elders or Knowledge Keepers to provide mentorship, teach life skills and help youth rebuild cultural connections. This model offers the youth much-needed support, as many have never lived independently before.

Completed in fall 2020, the 31-unit building is staffed around-the-clock. All units are fully furnished and the common area is modeled after a traditional local First Nation winter home.

In addition to life skills training, Elders-In-Residence collaborate with youth support workers to develop activities aimed at building leadership skills and promoting the Indigenous concept of caring for and respecting one another. These activities include a youth-driven community garden, a traditional medicine greenhouse, cooking and meal programs and cultural activities.

The ultimate goal of Kikékyelc and the Elders-In-Residence Program is to empower youth with the skills they need to transition successfully to permanent housing, while maintaining strong cultural ties and a sense of community. This unique, Indigenous-led approach is not just transforming housing outcomes but also significantly improving the well-being of residents.

Lii Michif Otipemisiwak Family and Community Services received funding for the project through two NHS programs: the Affordable Housing Fund and the Community-Based Tenant Initiative (which was delivered through the Community Housing Transformation Centre).



SNAPSHOT

Distinctions-Based Indigenous Housing Strategies and Urban, Rural and Northern Indigenous Housing Strategy

Through consultations in 2016 to inform the development of the NHS, the Government of Canada heard that distinctions-based housing strategies needed to be co-developed in partnership with First Nations, Inuit and Métis partners to support their visions of self-determination and lead to better social and economic outcomes for their communities. With \$1.5 billion committed through Budget 2018 and a further \$3.4 billion through Budget 2022 to accelerate work to close Indigenous housing gaps, the following strategies are now being implemented:

National First Nations Housing and Related Infrastructure Strategy:

Led by the Assembly of First Nations and adopted in December 2018 by its Chiefs-in-Assembly, this strategy aims to ensure all First Nations members living in or away from their First Nation have access to housing that suits their needs. The Strategy outlines the path forward to increase the transition of care, control, and management of housing to First Nations, and will support new construction and repairs to First Nations housing units on-reserve. The Strategy also focuses on skills and capacity enhancement, housing governance and delivery, and a range of financing models needed in order to support the transfer of services to First Nations.

Inuit Nunangat Housing Strategy:

Co-developed with Inuit partners, including Inuit Tapiriit Kanatami and Inuit Treaty Organizations, the Strategy, released in April 2019, commits federal and Inuit partners to work together to address Inuit housing needs through a self-determination approach whereby Inuit play a direct role in the delivery of housing in Inuit Nunangat.

Métis Nation Housing Sub-Accord:

The Métis Nation Housing Sub-Accord was signed in July 2018 by the Government of Canada and the Governing Members of the Métis National Council. The Métis Nation Housing Sub-Accord outlines the design, delivery and administration of housing services undertaken by Governing Members of the Métis Nation, including the purchase of new houses, repair of existing houses, and provision of rent supplements to families most in need.

Complementing these three strategies, Budget 2022 committed \$300 million to co-develop and launch an **Urban, Rural and Northern (U.R.N.) Indigenous Housing Strategy** to address the housing needs of Indigenous peoples living in urban, rural, and northern areas. Budget 2023 proposed an additional \$4 billion over seven years, starting in 2024-25, to implement the strategy, which is currently being co-developed with Indigenous partners based upon engagements led by Indigenous partners, as well as a survey and prior reports and studies on U.R.N. Indigenous housing. The implementation of a co-developed U.R.N. Indigenous Housing Strategy was included as an action plan measure in the United Nations Declaration on the Rights of Indigenous Peoples Act (UNDA) Action Plan based on recommendations by Indigenous partners.



NHS Shared Outcomes

The NHS aims to achieve 11 shared outcomes that align with the Strategy's broad policy objectives which include addressing distinct and varied gaps along the housing continuum while serving many Canadians with differing housing needs. The shared outcomes reflect these ambitions in addition to goals relating to other federal priorities that the Strategy supports. "Shared" indicates that the outcomes are to be achieved through collaboration between federal departments and across all orders of government.

NHS shared outcomes results reference various sources of information including program administrative data, programmatic and thematic evaluations, and research on NHS outcomes including a 2023 pilot study on the occupants of completed Affordable Housing Fund and Apartment Construction Loan Program units.

SNAPSHOT

Characteristics of Households Living in NHS-Funded Projects

The federal government collects data to better understand how its initiatives benefit Canadians. In December 2023, CMHC and Statistics Canada completed a pilot study on people who have lived or are living in housing units constructed or repaired with NHS funding. This project, *Assessment of NHS Impacts on Households*, collected anonymized data for about 5,610 people living in 2,810 new and repaired units funded by the Affordable Housing Fund and the Apartment Construction Loan Program.

Based on this data, which represents a small sample compared to the number of households that have benefitted from NHS investments, preliminary analysis shows:

- The Apartment Construction Loan Program has been successful in creating housing supply for middle-income Canadians. The median income of households living in Apartment Construction Loan Program units in 2020 was \$55,520 – below the average renter household income (\$65,300).
- The Affordable Housing Fund has been successful in housing lower-income Canadians. The median income of households living in Affordable Housing Fund units in 2020 was \$27,130. This is below the low-income threshold for a one-person household (\$30,401) and well below the low-income threshold for a two-person (\$42,993) or three-person (\$52,655) household. It is also less than half that of households living in Apartment Construction Loan Program units, which demonstrates the program's greater focus and ability to support those in greatest need.

Work has already begun on expanding the study to cover more NHS units and programs which will include at least 10,000 units and 20,000 inhabitants.

Another research project currently underway, *People, Practices and Performance*, will examine a sample of NHS-funded projects to identify what was built, what populations are served, key amenities the units provide, affordability, accessibility, and environmental performance. The research involves reviewing design, construction, operation, and maintenance data, testing and measurements related to building performance and commissioning, occupant surveys and, in some cases, longer-term performance monitoring. Data collection and reporting for this project will begin in 2024.

The shared outcomes results presented below are as of December 31, 2023, unless otherwise stated.

Homelessness is Reduced Year-over-Year:

In 2022, an estimated 31,476 shelter users were experiencing chronic homelessness, which represents a 17.2% increase from 2016 (estimated 26,866).

Because people cycle in and out of homelessness, the number of people experiencing homelessness varies over the course of a year. The 2022 National Shelter Study estimated that 105,655 people experienced homelessness at an emergency shelter in 2022, a number that has risen since 2020 (88,342), but which is lower than pre-pandemic shelter use in 2019 (118,759). These numbers underestimate the number of people experiencing homelessness, since surveys of people experiencing homelessness find that 25% of respondents report that they had not accessed a shelter in the past year. As well, shelter data from 2020 should be considered in the context of the COVID-19 pandemic and associated government policies, such as the Canada Emergency Response Benefit and eviction moratoria.

Reaching Home supported almost 7,000 projects to address the needs of individuals experiencing and at risk of homelessness. Through these projects, over 125,000 people have received prevention services such as rental assistance and landlord-family mediation, and almost 72,000 people have been placed in more stable housing.

Reaching Home program data show that, after one year of being placed in more stable housing, 76% of people contacted had remained housed or had successfully exited the program. Meanwhile, 7,634 people had started an education program, 8,117 people had started a job training program, and 12,474 people had started employment. Overall, 31,789 people began receiving income assistance.

Through NHS supply initiatives, 7,134 new units and 4,113 repaired units have been committed for people who are experiencing or at risk of experiencing homelessness.

Housing is Affordable and in Good Condition:

The NHS has made commitments to support Canadians by investing in the creation of new affordable housing and in preserving existing affordable units. These include:

- Construction of 92,128 housing units through federal supply programs that meet the program affordability criteria
- 345,377 community housing units protected
- Provision of direct-to-household housing benefits, including:
 - 149,741 households through the Canada Housing Benefit
 - 815,190 households through the One-time top-up to the Canada Housing Benefit

The NHS has committed funding to repair 272,169 units, which contributes to improved housing adequacy. A thematic evaluation assessing the impact of the NHS on housing being affordable and in good condition is currently underway and is expected to be published in 2024.

Affordable Housing Promotes Social and Economic Inclusion for Individuals and Families:

The NHS contributes to social inclusion by ensuring projects are developed to support affordability, accessibility, proximity to services, and priority populations. CMHC's Social Inclusion Index (SII) measures social inclusion on a scale of 0 to 5.3 using data from the NHS-funded Canadian Housing Survey, and considers dwelling satisfaction, neighbourhood satisfaction, satisfaction with feeling part of the community, sense of safety, and economic hardship. Similar to core housing need, the SII is an NHS strategic indicator that CMHC uses to monitor social inclusion for households in different segments of the housing continuum and spectrum of need. A higher SII score represents greater feelings of social inclusion. As of 2018, social inclusion was lower among households in core housing need (3.6) than among those who were not in core housing need (3.9), as measured by CMHC's SII.

In addition to the affordability achievements outlined above, NHS federal supply initiatives have funded 445 new mixed-rent projects containing 73,636 units. Mixed-rent developments provide housing options for households with different levels of income to reside in the same community where residents have access to resources and opportunities to fully participate in all aspects of society. The NHS has also supported the creation of new units that are close to transit and support services that facilitate both social and economic inclusion. For example, the Affordable Housing Fund's New Construction stream prioritizes applications that are close to transit, with an average proximity of 635 metres among projects in urban areas for which data are available (95% of new construction projects in urban areas).

Through program minimum requirements and project prioritization, the NHS federal supply initiatives have committed 17,674 new housing units that are accessible.

A thematic evaluation assessing the NHS's impact on social inclusion is currently underway. Preliminary findings suggest that there is a continued need for programs that promote social inclusion. Most NHS priority groups continue to face high levels of need and unique housing challenges and barriers. While all NHS priority groups have benefited from programming, preliminary evaluation findings suggest that seniors, women, Indigenous peoples, people with disabilities, and people experiencing homelessness are the population groups most frequently targeted in NHS projects to date. The evaluation report is expected to be published in 2024.

Housing Outcomes in Canada's Territories are Improved Year-Over-Year:

In the Territories, the NHS has funded new housing construction, repairs to existing homes, and affordability supports. The breakdown by territory is as follows:

Territory	Number of Units/Households Supported*		
	New Construction	Repair/ Renewal	Subsidy (project based or direct-to-household)
Yukon	749	1,006	3,183
Northwest Territories	604	552	1,509
Nunavut	394	495	1,625

*Includes Affordable Housing Fund, Apartment Construction Loan Program, Rapid Housing Initiative, Federal Lands Initiative, Affordable Housing Innovation Fund, Indigenous Shelter and Transitional Housing Initiative, Federal Community Housing Initiative, and the territorially delivered initiatives (excluding New Construction).

As a priority area for action under the NHS, northern housing has been the focus of 10 NHS-funded research and innovation projects and programs, in addition to a five-year, 30-person research partnership through the Collaborative Housing Research Network, called "At Home in the North," which has produced 45 knowledge transfer products to-date. Further, the Northern Access round of the Housing Supply Challenge shortlisted 33 solutions, with final funding recipients to be announced in 2024.

A thematic evaluation assessing the NHS's impact on housing being affordable and in good condition, including in the Territories, is currently underway and is expected to be published in 2024.

The Housing Needs of Indigenous Groups are Identified and Improved:

The NHS funds Indigenous housing projects to help address substantial need, and to complement the Indigenous-led housing strategies. The NHS has funded 779 housing projects led by Indigenous governments and organizations. NHS initiatives have committed to the construction of 12,519 new units intended for Indigenous occupants.

Early results from the *Assessment of NHS Impacts on Households* pilot project found that 13% of households living in Affordable Housing Fund units, of 450 households represented in the data, were Indigenous (9% were First Nations and 3% were Métis). Among 6,239 Rapid Housing Initiative units intended for Indigenous occupants, CMHC estimates that at least 64% are for First Nations, 2% are for Métis, and 1% are for Inuit, based on the proponent organizations and project locations. The remaining 33% of units are also to support Indigenous peoples, but cannot be disaggregated on a distinctions-basis.

The NHS has made commitments to repair 19,954 units occupied by Indigenous households. This includes 2,272 urban Indigenous housing units to be repaired through dedicated funding under the Affordable Housing Fund and Canada Community Housing Initiative. It also includes Repair/Renewal agreements with 198 Indigenous communities to repair 4,205 units under the Affordable Housing Fund.

The Federal Community Housing Initiative and the Federal-Provincial-Territorial Housing Partnership Framework have provided affordability supports for 5,563 Indigenous households. This includes 5,393 units through dedicated funding under the Canada Community Housing Initiative for urban Indigenous housing that were previously supported under the legacy Urban Native Housing Program.

As an NHS priority area for action, Indigenous housing has been the focus of 35 NHS-funded research and innovation projects and programs aimed at improving our understanding of Indigenous housing needs and developing novel solutions to address them.

Affordable Housing Contributes to Environmental Sustainability:

The NHS complements other federal housing programs, including the Canada Greener Homes Grant, Canada Greener Homes Loan, and Canada Greener Affordable Housing, that aim to reduce emissions across Canada's housing sector, including in affordable and community housing.

Through minimum energy efficiency requirements and contribution funding for new construction and repair projects, NHS projects approved as of March 31, 2023 are projected to achieve a combined annual greenhouse gas (GHG) savings of at least 41,828 CO₂e. This represents a 22.96% improvement over the emissions associated with estimated code-minimum energy performance and includes the expected GHG reductions from over 1,700 projects committed through the Affordable Housing Fund, Apartment Construction Loan Program, Rapid Housing Initiative rounds 1 and 2, Federal Lands Initiative and Affordable Housing Innovation Fund, for which the requisite data were available.

The NHS has also funded 21 research and innovation projects and programs aimed at better understanding the environmental impacts and vulnerabilities of housing, and to propose creative solutions to improve environmental sustainability within the housing system.

A thematic evaluation of NHS progress towards environmental sustainability outcomes is currently underway. Preliminary findings suggest that as residential buildings contribute 6% of Canada's annual greenhouse gas emissions, there is a continued benefit to prioritize environmental sustainability outcomes and indicators in NHS programs. Other preliminary findings from this evaluation suggest the NHS has supported energy savings and greenhouse gas reductions, and some interviewed key informants stated that without NHS funding they may not have included the sustainable features due to cost. The evaluation is expected to be published in 2024.

The NHS Contributes to Canadian Economic Growth:

Housing policies are one of many factors that influence economic growth. Supply programs, such as those under the NHS, create jobs in construction, manufacturing, and transportation sectors, which, in turn, stimulate the economy. Between 2017 to 2023, the NHS has financially committed over \$23.6 billion in federal funding toward housing construction and repair activities through the Affordable Housing Fund, Apartment Construction Loan Program, Rapid Housing Initiative, and the

Indigenous Shelter and Transitional Housing Initiative. This investment is expected to generate 170,941 jobs in new residential construction, and 24,424 jobs in repair construction based on CMHC estimates. Between 2018 to 2022, these investments contributed to the 28%¹⁴ growth in federal, provincial/territorial, and local government spending on social housing construction.

Partnerships are Built, Strengthened, and Mobilized to Achieve Better Outcomes:

Partnerships are critical to the achievement of many of the NHS shared outcomes, and they are an important facet of the NHS. Under the NHS, the federal government has partnered with other orders of government, housing developers and providers, housing financiers, and researchers and experts across the sector to align housing policies and programs, amplify the impact of investments, spur and scale innovation, and mobilize knowledge to increase expertise and capacity.

The federal government has signed a bilateral agreement with each province and territory, outlining the terms of the provincially/territorially delivered NHS initiatives.¹⁵ Under the NHS federal supply initiatives, the federal government has an additional 34 funding agreements with provinces and territories, 167 agreements with municipalities, and 608 agreements with Indigenous governments and groups.

NHS supply projects have received over \$10.0 billion in contributions including cash, land, and in-kind support, and over \$2.26 billion in loans from partners outside the federal government, excluding proponents. This includes over \$2.0 billion in cost-matching by provinces and territories under the provincially/territorially delivered initiatives and partner funding under the Affordable Housing Fund, Apartment Construction Loan Program, Rapid Housing Initiative, Federal Lands Initiative, and Indigenous Shelter and Transitional Housing Initiative. In addition to contributing to construction costs, partners support the majority of ongoing operations and maintenance for NHS non-market supply projects.

Collaboration/Alignment across the Federal Government Results in More Holistic Responses to Housing Issues:

NHS initiatives strive to support broader Government of Canada commitments and objectives, such as: Canada's Poverty Reduction Strategy; reconciliation and improving outcomes for Indigenous peoples; emissions reductions targets and Green Buildings Strategy; the United Nations Declaration on the Rights of Indigenous Peoples Act (UNDA) and UNDA Action Plan; advancing gender equality; and anti-racism and equity. In addition, the NHS contributes to federal horizontal initiatives, including the Investing in Canada Plan and the Federal Pathway to Address Missing and Murdered Indigenous Women, Girls, and 2SLGBTQIA+ People.

Federal collaboration in the design and delivery of NHS initiatives leverages the expertise and systems of different departments to maximize the impact of housing programs on other domains. Several NHS initiatives have been jointly designed and delivered, resulting in the advancement of multiple federal priorities including:

- The Indigenous Shelter and Transitional Housing Initiative with Indigenous Services Canada and a pan-Indigenous Steering Committee has commitments to create 11 shelters and 25 transitional homes for Indigenous women, children and 2SLGBTQIA+ people;
- The Federal Lands Initiative with Public Services and Procurement Canada, Infrastructure Canada and the Canada Lands Company, has commitments to create 3,946 units on land that was federally owned; and
- The One-time top-up to the Canada Housing Benefit with the Canada Revenue Agency has provided \$402.37 million in financial support to 815,190 households, in addition to the support delivered by provinces and territories through the Canada Housing Benefit.

¹⁴ Statistics Canada (2023). "Housing Economic Account, investment, depreciation and net stock by asset, sector, dwelling type, and housing type (x 1,000,000)." Available at: <https://doi.org/10.25318/3610067701-eng>

¹⁵ While it shares many of the objectives sought by other governments, Quebec did not endorse the Housing Partnership Framework or the NHS and has signed its bilateral agreement with CMHC outside of these frameworks.

In recognition of the link between housing and infrastructure, the *2023 Fall Economic Statement* announced the Government of Canada's intent to introduce legislation to establish the Department of Housing, Infrastructure and Communities (currently Infrastructure Canada). Through this legislation, the government will clarify the department's powers, duties, and functions as the federal lead for improving housing outcomes and enhancing public infrastructure. The Department of Housing, Infrastructure and Communities will support the government in delivering on Canada's housing priorities.

Expertise and Capacity are Enhanced in the Housing Sector:

NHS research and innovation projects have produced more than 1,683 knowledge transfer products (e.g., reports, case studies, presentations), including 471 that are available through CMHC's virtual Housing Knowledge Centre. Post completion surveys of NHS Solutions Labs and Demonstrations Initiative participants, representing 31 projects completed between 2018 and 2021, found that 55% of solutions labs and 83% of demonstrations had been replicated, adapted, adopted, or expanded. Visit the National Housing Strategy [Success Stories^{xxii}](#) web page to read about different Solutions Labs and Demonstrations Initiative projects.

A 2021 evaluation of several NHS research and innovation programs found there is a significant need to enhance expertise and capacity in Canada's housing sector. The evaluation made recommendations as to how existing programs' performance could be further enhanced, which CMHC addressed through enhancements to communication and marketing materials and data collection methods.

The NHS is also increasing housing sector capacity through the Community Housing Transformation Centre (CHTC). A 2023 evaluation of the CHTC found that there is a continued need for a program that enhances efficiency, resiliency, expertise, and capacity in the community housing sector in Canada, with 45% of applications submitted focusing on capacity development.

In particular, the evaluation found that community housing sector organizations experience challenges such as changing financing structures, financial constraints, and difficulties securing talent and expertise. A follow up survey of organizations that had accessed CHTC's Sector Transformation Fund found that most respondents (81%) felt that CHTC's assistance helped their organization build knowledge and capacity. Although the CHTC has been successful, a few systemic challenges remain for the sector. For instance, community housing sector organizations often have found it challenging to navigate a system of multiple programs, initiatives, and resources at the federal, provincial/territorial, and municipal levels. The evaluation also found that improvements could be made to data and reporting processes.

Canadians Have Knowledge of their Housing Rights:

The federal government has provided \$63.7 million under the NHS to advance a human rights-based approach to housing, which includes funding for the Federal Housing Advocate (Advocate) and National Housing Council (Council). The first Advocate, Marie-Josée Houle, was appointed in February 2022 with a mandate to monitor the implementation of the Government of Canada's housing policy and assess its impacts on marginalized groups. To date, the Office of the Federal Housing Advocate has published 21 products, including research, engagement reports, annual reports, and recommendations from the Advocate. In parallel, the Council has been providing advice on urgent housing issues and the effectiveness of the NHS and has published 11 reports on its website.

In alignment with a human rights-based approach to housing, the NHS engages the public through review panels that are requested by the Advocate and hosted by the Council. These panels offer individuals who have been impacted by systemic housing issues, as well as housing and human rights experts, an opportunity to share their experiences and insights. The first review panel, on the financialization of purpose-built rental housing, was launched in 2023; it will result in a report and recommendations, expected in 2024.



PROGRESS ON NATIONAL HOUSING STRATEGY PROGRAMS

This section provides an overview of National Housing Strategy (NHS) programs and outlines their results and areas for improvement. Refer to Annex A and Annex B for a summary of achievements by program and by province and territory, respectively, and Annex C for a breakdown of NHS funding by program.

New Construction and Modernized Housing Supply

Affordable Housing Innovation Fund¹⁶

Timeframe: 2016/17 to 2020/21 (Phase 1) and 2022/23 to 2027/28 (Phase 2)

Program description: Encourages new funding models and innovative building techniques to support the next generation of housing in Canada.

Funding: \$208.3 million in contributions over 5 years (Phase 1) and \$650.8 million in contributions and loans over 6 years (Phase 2)

How it works: The program offers low-cost loans, forgivable loans, and contributions to support the development and testing of innovative approaches to affordable housing that are possible to scale and replicate, to encourage and leverage partnerships within the private sector in affordable housing projects, and to create more inclusive and accessible communities.

Progress so far: As of December 31, 2023, \$208.3 million has been committed under Phase 1 to support the creation of 18,756 units (of which 15,800 will meet the program affordability criteria), exceeding the target of 4,000 units by 2021. Of those, 14,576 units are currently under construction, and 4,180 units are built.

Under Phase 2, \$227.64 million has been committed to support the creation of 13,958 units (of which 5,882 will meet the program affordability criteria), with a target of 10,800 units by 2027/28.

The 2019 evaluation of Phase 1 found that the program was on track to deliver on its outcomes. The evaluation highlighted specific areas in the application process where the program could increase efficiency and client satisfaction. Following the evaluation, the program underwent a number of design changes that were implemented in Phase 2, such as a continuous intake application process to improve processing time and enhancements to the application portal for a better application experience for proponents.

Apartment Construction Loan Program (ACLP)

Timeframe: 2017/18 to 2027/28

Program description: This program encourages the construction of more purpose-built rental housing aimed at middle-income Canadians. It focuses on increasing supply of new rentals where it is most needed, while supporting accessibility and energy efficiency.

Funding: \$25.65 billion in loans over 11 years

How it works: The ACLP provides fully repayable lower-interest loans to eligible borrowers during the riskiest phases of housing development. It focuses on standard rental apartment projects where there is a need for additional rental housing supply and favours mixed-income developments that integrate non-residential spaces. It also encourages developers to use other federal, provincial, territorial, or municipal government housing programs or initiatives, such as capital grants, as an approach to improve project feasibility and affordability.

Progress so far: As of December 31, 2023, \$18.19 billion in loans has been committed to support the creation of 48,298 units. Of these units, 12,645 are conditional commitments, 3,076 are financial commitments, 21,369 units are currently under construction, and 11,208 units are built. The program target of 71,000 units committed by 2027/28 is currently on-track to be met.

The purpose-built rental construction industry continues to grapple with challenges stemming from complex supply chain disruptions, labour shortages, inflation, and high interest rates. As a result, this program continues to experience high demand due to its highly sought-after low-cost loans and financing flexibility, especially in an environment where limited viable financing options are available.

High demand for the ACLP was a key finding in a 2021 evaluation of the program. The evaluation also found that the ACLP remained relevant because there was a continuing need for purpose-built rental housing, and

¹⁶ As announced on February 29, 2024, the Affordable Housing Innovation Fund remains available, but with a 50% reduced budget for uncommitted funding. The rent-to-own stream of the Affordable Housing Innovation Fund has been discontinued.

that no other programs or initiatives in Canada shared its features and reach. Other key findings from the evaluation include:

- About two-thirds of ACLP-supported projects either would not have been constructed or would have been constructed in a significantly different way (e.g., smaller or later) in the absence of ACLP support.
- Without the ACLP, 78% of projects would have had fewer units with rents affordable to median-income families;
- Close to 75% of ACLP projects outperformed the minimum accessibility requirement; and
- For developers, the features of the ACLP that are attractive were reported to far outweigh the program requirements that were in place at the time that may have required projects to incur costs, such as energy efficiency features.

Project Profile:

Changing the Game for Vancouver Renters

Vancouver's housing affordability crisis is well-documented. High demand and limited housing supply have resulted in rising rent costs and few affordable options for the average household, limiting their housing options or forcing them to leave the city altogether.

It's a challenge that Catalyst Community Developments is tackling head on. In 2021, the British Columbia-based not-for-profit developer opened Aspen, a 145-unit rental building targeting the "missing middle."

"We define the missing middle as people with average household incomes," says Luke Harrison, President, Catalyst Community Developments. "We liken that to teachers, baristas, even people in the medical profession and others who are really locked out of being able to find adequate housing, that can be afforded by those salaries."

When long-time Vancouver resident Jennifer had children, she found herself squarely in the missing middle. "I had a relatively good job," says Jennifer. "But I couldn't afford to live downtown anymore."

Jennifer and her family moved to Victoria to be closer to her partner's family. "It was great, but I had spent all my adult life in Vancouver and was looking for ways to come back."

"The need for affordable rental housing, no surprise, is significant," says Ryan Bigelow, Development Manager, City of Vancouver. "Our planning department just completed a needs assessment and that found that there's over 77,000 households that are in housing that's unaffordable or inadequate."

Ryan says "the primary challenge for creating new affordable housing is economics [...] due to rising construction costs the

rents that you need to charge to support a mortgage on a project like that are unaffordable to those on local incomes."

Aspen represents a new approach – a partnership between Catalyst, the city, Vancity and CMHC.

"It just worked really, really well that that happened close to the start of the National Housing Strategy and the new Rental Construction Financing initiative [now known as the Apartment Construction Loan Program]. The combination of below-market financing as well as city land was really a winning combination to create affordable rents," says Luke.

Jennifer heard about Aspen while living in Catalyst's Madrona building, applied and was successful.

"It enabled me to come back where all my friends are. I had all my business contacts here and this is kinda my hometown."



Affordable Housing Fund (AHF)

Timeframe: 2018/19 to 2027/28

Program description: Supports the creation of new market and below-market housing and the repair and renewal of existing housing. It is designed to attract partnerships and investments to develop projects that meet a broad spectrum of housing needs, from shelters to affordable homeownership.

Funding: \$13.17 billion (\$8.65 billion in loans and \$4.52 billion in contributions) over 10 years

How it works: The AHF provides funding through capital contributions and low-cost loans. There are two streams:

- The **Housing Construction Stream** supports the construction of new housing supply focusing on mixed-income, mixed-tenure and mixed-use developments that are energy-efficient, accessible, and near transit and other amenities (including being integrated with supports and services).
- The **Repair and Renewal Stream** supports the repair and renewal of existing mixed-income, mixed-tenure, and mixed-use properties, preserving assets while helping to improve the lives of low-income households. Funding will also support retrofit projects to modernize properties.

The program has focused increasingly on supporting those in greatest need:

- **\$50 million for Black-led organizations:** The funding will provide contributions of up to 40% for project costs to build rental housing that will benefit Black Canadians.
- **\$100 million for the North:** The funding is for a 10-year period, with \$40 million directed to Yukon and \$60 million to the Northwest Territories to address financial capacity constraints in the North through reduced partnership requirements and dedicated funding.
- **\$250 million for the Women and Children Shelter and Transitional Housing Initiative:** This includes contributions of \$50 million in operational funding over six years.

- **\$16 million for Habitat for Humanity for Black Families:** Announced in December 2020, the Black Families Funding Initiative is a \$40-million investment in total, which will result in 200 new homeownership opportunities for Black families by December 2023.
- **\$197 million for municipal repairs:** This contribution funding goes to 35 municipalities to repair a total of 30,007 units.
- **\$56 million for Indigenous housing repairs:** This contribution funding goes to 198 Indigenous communities to repair a total of 4,205 units.

In May 2022, the **Contribution Only stream** of the AHF launched for both new construction and repair applications. It was intended to support organizations that have already partnered and secured funding but require more capital, either to close a funding gap or to secure funding from other sources. The simplified application and approval process generated significant demand. The budget for new construction under the Contribution Only stream was fully committed by November 2022.

Progress so far: As of December 31, 2023, \$8.17 billion has been committed under this program, \$4.74 billion are loans and \$3.42 billion are contributions or forgivable loans. This funding is supporting the creation of 32,919 new units (21,488 units under 80% median market rent), with a target of 60,000 total units by 2027/28; and repairing or renewing 159,847 units (127,088 units under 80% median market rent), with a target of 240,000 total units by 2027/28.

Of the 32,919 new units, 3,466 units are conditional commitments, 16,407 units are in progress, and 13,046 units are built. This includes commitments to make 1,354 shelter spaces or transitional housing units available for survivors of gender-based violence, 7,182 housing units for seniors (target of 7,000), and 849 units for people with developmental disabilities (target of 2,400).

Of the 159,847 repair units, 31,118 units are conditional commitments, 79,219 units are in progress, and 49,510 units are repaired/renewed. This includes commitments to repair/renew 344 shelter spaces or transitional housing units for survivors of gender-based violence, and 41,034 units for seniors.

Dedicated funding since the launch of AHF has created much-needed housing for vulnerable populations. However, there has been a trade-off between providing more support for those in greatest need and simultaneously striving to achieve the unit targets established at the outset of the program. Market conditions, including rising construction costs and interest rates, have added to this challenge, and as a result, the program is unlikely to meet its unit target for new construction.

A 2021 evaluation of AHF found that there is a continued need for a program that not only creates and repairs affordable housing, but also supports housing that is accessible and energy efficient. However, it noted that repair projects experience more difficulty in meeting accessibility and energy efficiency requirements compared to new construction projects often because an existing building structure can make it more difficult and expensive to retrofit.

Other key findings from the evaluation include:

- The AHF is expected to support the contribution of \$2.7 to \$3 billion in gross domestic product and an estimated 25,300 to 28,500 jobs;
- Without AHF funding, 50% of respondents reported that they would not have been able to complete their project, while close to 33% reported that their project would have had fewer affordable housing units; and
- The vast majority (91%) of approved funded AHF projects are committed to meeting or exceeding the program's minimum energy efficiency requirements.

The evaluation also made recommendations to improve program data collection and communication. In response, CMHC is undertaking research projects that will leverage third-party sources for data collection on NHS supply programs, including the AHF, and has completed updates and enhancements to the AHF webpage.

Federal Lands Initiative (FLI)

Timeframe: 2018/19 to 2027/28

Program description: This program aims to redevelop surplus federal lands and buildings into affordable, sustainable, accessible, and socially inclusive housing.

Funding: \$202 million in contributions over 10 years

How it works: Led by CMHC and co-delivered with Public Services and Procurement Canada, Infrastructure Canada and the Canada Lands Company, the program makes surplus federal lands and buildings available at low to no cost to eligible participants for the construction of new housing supply, focusing on mixed-income, mixed-tenure and mixed-use developments that are energy-efficient and accessible. It also supports the transfer of properties with existing buildings, which are redeveloped and converted to residential use, creating additional new housing supply.

Progress so far: The government has committed \$120.44 million to support the creation of 3,946 units, with a target of 4,000 by 2028. Of that total, 1,697 will be under 80% median market rent. 797 units are conditional commitments, and 3,149 units are financial commitments.

A 2021 evaluation found that there is a continuing need for a program that reduces the cost of land acquisition to facilitate the creation of affordable housing and that the program is on track to achieve its intended outcomes. Recommendations from the evaluation to improve the program included streamlining processes and introducing flexibilities for greater likelihood of long-term affordability. The evaluation also recommended exploring ways that the program can more specifically contribute to NHS priorities, such as through projects that serve priority population groups such as Indigenous groups.

In response to the identification of possible barriers to Indigenous participation noted in the evaluation, the program has revised its criteria to encourage and prioritize Indigenous participation, potential partnerships and other considerations, and enhanced its engagement process by identifying opportunities to expand the use of targeted Indigenous outreach and seeking interest from Indigenous governing bodies prior to publicly marketing surplus property. As of December 31, 2023, 27% of successful FLI projects have included Indigenous participation, which includes Indigenous organization proponents or proponent groups that included Indigenous partners. This is an increase from the level of participation found in the evaluation at 6%.

Project Profile:

Local Developer Transforms an Historic Federal Property Into Affordable, Energy-Efficient Housing

With support from the Federal Lands Initiative (FLI), Ajax-based developer, Blackleaf, successfully renovated a former federally owned property into a 12-unit rental housing project for local families. The buildings were townhomes that housed munitions workers during World War II. While in a good location on a quiet residential street surrounded by mature trees, the 80-year-old buildings were showing their age and needed extensive renovations.

By repurposing surplus federal properties, the FLI creates opportunities for housing development using existing resources. Projects like the Roosevelt Properties not only repurpose existing buildings and increase housing supply, but also preserve local history and reduce urban sprawl.

To meet the FLI's requirements, Blackleaf had to ensure the renovated buildings were accessible, energy-efficient and affordable. This meant installing air-source heat pumps in each unit and adding higher R-value insulation to reduce energy consumption and greenhouse gas emissions by 25%. The developer also created an open and accessible living space, which included adding access ramps and making four of the ground-floor units fully accessible.

Most importantly, Blackleaf committed to keeping three-quarters of the rental units at below-market rates for at least 25 years. To meet the FLI affordability requirement, rental rates need to be set at less than 80% of the median market rate for the area. Nine units at Roosevelt Properties are rented at below-market rates and three units are rented at market rates.

CMHC transferred the property to Blackleaf through a forgivable loan along with an initial contribution. CMHC also provided Seed Funding to help cover early development costs. Private financing will cover the remaining project costs.

Roosevelt Properties is a great example that showcases how older residential buildings can be transformed into valuable community assets through investments to improve energy efficiency, incorporate accessibility standards, and ensure long-term affordability.

Rapid Housing Initiative (RHI)

Timeframe: 2020/21 to 2023/24

Program description: Provides funding to rapidly construct new buildings or acquire existing ones for rehabilitation or conversion to permanent affordable, supportive, or transitional housing. It is targeted to Canadians in severe housing need or at risk of homelessness.

Funding: \$4 billion in contributions over 4 years

How it works: The program has been delivered over three rounds. The program had two streams:

- The **Cities Stream** provides funding for pre-determined municipalities based on the number of renters in severe housing need and to maximize geographical distribution of funds. Municipalities prioritize projects that meet the program's requirements.
- The **Projects Stream** is a competitive, application-based process open to provinces, territories, municipalities, Indigenous governing bodies and organizations, and non-profit organizations. Applications are scored and prioritized based on 10 criteria, in addition to considering regional distribution and funding for women and their children.

Progress so far: Over three rounds of funding, the total number of units created is expected to be over 15,700 units, exceeding the target of 12,000 units. Round 3 is expected to create over 5,300 new units of affordable housing, exceeding its target of 4,500 units.

As of December 31, 2023, \$3.83 billion has been committed through all three rounds of the RHI to support the creation of 15,742 new affordable units. Of these units, 5,401 are intended to support women and/or women and their children (34% of RHI units), 6,239 are targeted for Indigenous peoples (40% of RHI units), 2,258 for seniors (14% of RHI units), and 421 for racialized groups, including Black Canadians (3% of RHI units).

The third round made improvements based on learnings from previous rounds, including introducing a longer application window, extending construction timelines to 18 months (and 24 months in northern, remote, and special-access communities), providing additional points for projects in the North and those who had not benefitted from previous rounds, extending the Cities Stream allocation to 11 additional municipalities to achieve better regional distribution, and working more closely with provinces and territories to ensure alignment of priorities in project selection.

An evaluation of the RHI is currently underway. Preliminary findings suggest there continues to be an urgent need for a program that funds the construction of affordable housing to meet the needs of vulnerable Canadians, those at risk of homelessness, or those living in severe housing need. The main challenge for proponents in rounds 1 and 2 was to meet the 12- or 18-month construction timeframe; despite this, both rounds 1 and 2 exceeded their targets for creating new affordable housing units. Without the support from RHI funding, 67% of surveyed proponents said they would not have completed their project and 85% said their project would have had fewer affordable units. The report is expected to be published in 2024.



Project Profile:

Container Homes Help Seniors Retain Independence

"I felt very fortunate that my name came up."

In March 2022, after five years on the waitlist for seniors' housing, Brenda moved into her new home at the Bechtel modular housing project in Cambridge, Ontario.

The six-unit pilot program was launched by the Region of Waterloo and used converted shipping containers to provide more affordable housing for seniors.

Following several moves and living situations, Brenda welcomed the opportunity to get back into her own space. The modular design and layout were a good fit for her needs.

"It's easier for me to get around," says Brenda. "I have some health issues and now I don't have to worry about going up and down stairs. I continue to do all my own cooking and I have my independence. I am also close to most major amenities such as grocery stores, the gas station and restaurants."

The Region already had plans for a modular housing development with a pre-selected housing provider, NOW Housing, and the timing of the launch of the Rapid Housing Initiative enabled the Region to get the pilot off the ground right away.

"I think the project end-to-end was 15 months, which is pretty amazing," says Amy Osika, Manager, Waterloo Region Housing and Client Services, Region of Waterloo.

The Region engaged municipal staff, council members, residents and neighbours from the early stages of the project to ensure they were developing homes that would integrate well and complement the neighbourhood. This included asking for feedback on exterior elements of the homes as well as the colour scheme.

"With the commitment of everyone involved, including the general contractor, the Region, the city and the broader community, we were able to work through the unexpected hurdles together and deliver a successful project," says Jeff Schumacher, Supervisor, Affordable Housing Development, Region of Waterloo. "This is the type of gentle density that we want to replicate across the Region."

Amy says the local residents have been very welcoming to their neighbours, helping to create a supportive environment as they settle into their new homes.

"It feels like home now," says Brenda.



Indigenous Shelter and Transitional Housing Initiative

Timeframe: 2021/22 to 2025/26

Program description: Supports the construction of new shelters and transitional homes for Indigenous women, children, and 2SLGBTQQIA+ people escaping gender-based violence. The program responds to the Calls for Justice (4.7 and 16.19) in the [Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls](#)^{xxiii}.

Funding: \$420 million in contributions over 5 years

How it works: The funding, delivered by CMHC, supports new construction of emergency shelters and transitional/second stage housing across Canada, including in urban areas and the North. Indigenous organizations and governments across Canada are eligible to apply.

The federal government is co-delivering the program with a pan-Indigenous Steering Committee and an Inuit-specific Steering Committee, which provide direction and review and score project proposals.

In addition to the funding for new construction, Indigenous Services Canada is investing \$304.1 million over five years, and \$96.6 million annually, to support the operational costs of new shelters and transition homes and to expand funding for culturally relevant violence prevention activities.

Progress so far: As of December 31, 2023, 36 projects have been selected for funding, with \$142.83 million in commitments to support the creation of 36 new projects (25 transitional housing projects and 11 emergency shelter projects), representing 840 shelter spaces/transitional housing units.

Increased costs of construction and material and labour shortages have had consequences on the viability of projects approved for funding. Many Indigenous communities and partners do not have the resources or experience to develop a proposal and build within the program timeline given post-pandemic constraints. As a result, it is not likely that the project target of 88 shelters and transitional projects will be met.

An evaluation of the program is currently underway and is expected to be completed in late 2024. In May 2023, discussions with Steering Committee members and Indigenous women's groups involved in shelter operations, all groups expressed that more time is required to assess location needs and build capacity to develop proposals. The federal government is working on solutions to support these needs as well as to ensure the process is simple and as expedited as possible.

SNAPSHOT

Other Measures to Increase Housing Supply

In addition to existing funding available through the NHS, the federal government recently implemented and announced new measures in fall 2023 to increase the supply of housing. This includes, but is not limited to:

- In September 2023, the introduction of a Goods and Services Tax (GST) Rental Rebate on new rental housing, to incentivize the construction of more apartment buildings, student housing, and senior residences. As announced in the **2023 Fall Economic Statement**, co-operative housing corporations that provide long-term rental accommodation would also be eligible for the removal of the GST on new rental housing, provided other conditions have been met.
- Also in September 2023, the federal government increased CMHC's annual limit of support for low-cost financing by \$20 billion per year and designated the increased amount for funding mortgages on multi-unit rental projects insured by CMHC. It is expected that this measure will help build up to 30,000 more rental apartments per year.
- In November 2023, the federal government announced that six surplus federal properties will be developed into more than 2,800 new homes in Edmonton, Calgary, St. John's, and Ottawa.
- The **2023 Fall Economic Statement** announced an additional \$15 billion in new loan funding for the Apartment Construction Loan Program (expected to support more than 30,000 additional new homes) and an additional \$1 billion over three years for the Affordable Housing Fund (which will support non-profit, co-op, and public housing providers to build more than 7,000 new homes by 2028).
- Also announced in the **2023 Fall Economic Statement**, \$309.3 million in new funding for the Co-Operative Housing Development Program, which was announced in Budget 2022. This program will support the development of more co-op housing across Canada. In collaboration with the Co-operative Housing Federation of Canada and other co-op housing partners, CMHC is working to launch the co-developed program in 2024.

Support for the Community Housing Sector

Federal Community Housing Initiative (FCHI)

Timeframe: 2018/19 to 2019/20 (Phase 1) and 2020/21 to 2027/28 (Phase 2)

Program description: Supports federally administered community housing projects reaching the end of their operating agreements from past social and affordable housing programs.

Funding: \$618.2 million in contributions over 10 years

How it works: The federal government provides support for community housing through long-term operating agreements with community housing providers. Phase 1 of the FCHI extended subsidies to eligible federally administered community housing projects that had operating agreements set to expire between April 1, 2016, and March 31, 2018. Eligible providers continued to receive the same level of funding as under expiring agreements through to March 31, 2020.

Phase 2 provides a total of \$580.2 million in funding to eligible housing providers with expired agreements and those that will expire by March 31, 2028. It has two funding streams:

- 1. Rental Assistance:** financial assistance for low-income households, which aims to fund the gap between 30% of an assisted household's gross monthly income and the occupancy charge.
- 2. Transitional Funding:** available to housing providers having trouble transitioning to the new program. The temporary funding covers eligible operating costs for up to 24 months following the expiration of past federal agreements. This funding stream has a limited budget and is reserved for the most vulnerable groups, such as deep subsidy projects or urban Indigenous projects. Transitional funding is provided alongside the rental assistance stream as a separate, additional form of assistance.

Progress so far: Under Phase 1, \$42 million in subsidies was provided to 25,706 households. As of December 31, 2023, \$117.31 million in rent assistance under Phase 2 has been provided to 9,432 low-income households, with a target of 11,000 by 2027/28. This is supporting 47,208 community housing units, with a target of 55,000 by 2027/28.

Uptake of the program varies, with a significantly higher demand from those housing providers whose previous operating agreement expired after 2016. In fall 2022, an opportunity to enter the program was provided to those housing providers who previously chose not to participate or who wanted to increase the number of households receiving assistance, which resulted in more than 550 households being added to the program. Based on the lessons learned during this exercise, until June 30, 2024, CMHC is allowing housing providers to either enroll in the program or increase the number of households receiving rental assistance as the needs of households change rather than through a formal scheduled application window.

An evaluation of the FCHI Phase 2 is currently underway and is expected to be completed in 2024.

Community Housing Transformation Centre (CHTC)

Timeframe: 2018/19 to 2027/28

Program description: The CHTC is an independent, non-profit organization that aims to strengthen the community housing sector across Canada. It works closely with off-reserve non-profit and co-operative housing providers to enable them to move progressively toward more efficient and sustainable business models.

Funding: \$64.20 million in contributions over 10 years

How it works: The CHTC supports community housing sector innovation and sustainability in part by delivering funding on behalf of the federal government for two NHS initiatives: the Sector Transformation Fund (STF) and the Community-Based Tenant Initiative. The STF provides contributions that support the following: new services, models or tools to help the sector build and manage affordable housing; partnerships that strengthen the quality of services available in the sector; new business models; services that address identified gaps in the sector; and pilot projects and initiatives that build sector capacity.

Progress so far: As of December 31, 2023, \$28.4 million has been provided to the CHTC to set up operations, cover operating and program-eligible costs, and provide funding to 255 STF applications.

An evaluation in 2023 found that the CHTC remains relevant as there is an ongoing need to improve efficiency, resiliency, expertise and capacity in the community housing sector. The evaluation noted that the STF complements other NHS and provincial programs seeking to make these sector improvements. To enhance the program, the evaluation recommended improvements to processes, communication and engagement, and data collection activities. The CHTC has responded to the recommendations by developing a process to reach and engage a greater diversity of organizations within the community housing sector, and by increasing awareness among community housing sector organizations of available programs and resources.

Community-Based Tenant Initiative (CBTI)

Timeframe: 2019/20 to 2022/23

Program description: Funded local organizations that help vulnerable people access resources about their housing options, build financial literacy skills, and involve tenants in housing decisions.

Funding: \$10 million in contributions over 4 years

How it works: The program, which has now ended, provided targeted grants and contributions to eligible organizations with the goal of helping tenants access information, plus involving them in on-site consultations for major developments. There was a \$150,000 maximum limit for each proposal.

Progress so far: As of December 31, 2023, \$10.0 million supported 189 CBTI applications.

A 2023 evaluation found that despite a few existing municipal and provincial programs, the CBTI was the only Canada-wide program to support organizations in raising awareness of tenant issues and provide support for projects that implement new and improved tenant engagement practices. Key informants felt that the CBTI led to increased tenant awareness and knowledge about their rights and the legal responsibilities of landlords. The evaluation noted that only

half (49%) of successful applicants received funding within established service standards for the program (i.e., funds to be disbursed within 10 working days after approval). Nevertheless, the CBTI had the highest levels of client satisfaction compared to other funding streams delivered by the CHTC.

Federal, Provincial and Territorial NHS Initiatives

Canada Community Housing Initiative (CCHI)

Timeframe: 2019/20 to 2027/28

Program description: Provides predictable, long-term funding for provinces and territories to protect, regenerate and expand community housing.

Funding: \$8.6 billion in contributions (including cost-matching by provinces and territories) over 9 years

How it works: Provinces and territories deliver funding to support publicly owned housing and community housing providers offering subsidized housing to individuals and families with low-income, including those living in units falling under the Urban Native Housing Program (which existed prior to the NHS).

Provinces and territories have flexibility to use these funds to best suit the needs of their community housing sector, such as increasing supply, determining which units to protect and/or regenerate, and deciding the appropriate depth of funding for a particular unit. Provinces and territories ensure households are adequately supported through affordability assistance and that at least the same number of social housing units under legacy Social Housing Agreements (as of March 31, 2019) continue to be offered to households in need.

Provinces and territories also ensure there is no net loss of units delivered to Indigenous households in need based on those that are part of the legacy Urban Native Housing Program, and that those units are brought to good condition.

Progress so far: Refer to pages 22-23 for progress on bilateral agreements between the federal government and each provincial and territorial government, through which the CCHI is delivered.

Provincial and Territorial (PT) Priority Funding

Timeframe: 2019/20 to 2026/27

Program description: Supports the needs and priorities of each province and territory related to social and affordable housing repair, construction, and affordability support.

Funding: \$2.25 billion in contributions (including cost-matching by provinces and territories) over 8 years

How it works: Provinces and territories have the flexibility to deliver this funding through programs they design based on local housing needs and priorities to increase housing supply, preserve existing housing, or provide affordability support to households in need.

PT Priority Funding will gradually taper off by 2028 to prioritize increases in funding for the CHB, which began in 2020. The federal government is currently working with provinces and territories to mutually review the allocation between the CHB and PT Priority Funding to ensure the best possible housing results for each jurisdiction.

Progress so far: Refer to pages 22-23 for progress on bilateral agreements between the federal government and each provincial and territorial government, through which PT Priority Funding is delivered.

Northern Funding

Timeframe: 2018/19 to 2027/28

Program description: Aims to improve housing supply, preserve existing housing, and provide affordability support to households in need in the territories.

Funding: \$300 million in contributions over 10 years (territories are not required to cost-match this funding)

How it works: Federal funding is targeted to address distinct housing needs in the territories. Territories have the flexibility to deliver it through programs they design to address local needs.

Progress so far: Refer to pages 22-23 for progress on bilateral agreements between the federal government and each provincial and territorial government, through which Northern Funding is delivered.

Canada Housing Benefit (CHB)

Timeframe: 2020/21 to 2027/28

Program description: Provides affordability support to families and individuals in housing need.

Funding: \$4 billion in contributions (including cost-matching by provinces and territories) over 8 years

How it works: The federal government worked with each province and territory to ensure the CHB was implemented to reflect regional needs and priorities. Some provinces and territories used CHB funding to enhance existing housing benefit programs, while others began delivering new programs. Provinces and territories deliver this funding monthly to provide financial affordability support directly to Canadians who are experiencing housing need.

The federal government is in the process of negotiating agreements with provinces and territories to deliver \$315 million in additional federal funding for survivors of gender-based violence through the CHB. This funding will be available for provinces and territories to deliver until 2028, and each province and territory has flexibility to cost-match this funding through a housing benefit for any vulnerable population, including survivors of gender-based violence.

Progress so far: CHB agreements were signed with all provinces and territories by August 2021, and programs have launched in each jurisdiction. CMHC continues to work with provinces and territories to expand and refine CHB programs to help as many households as possible with available cost matched funding.

As of December 31, 2023, agreements for additional funding for survivors of gender-based violence through the CHB have been signed with three provinces and territories.



SNAPSHOT

Evaluating the Federal, Provincial, and Territorial Housing Partnership Framework

The 2022 evaluation of the Housing Partnership Framework (HPF) reviewed the extent to which provinces and territories were on track to meet the goals of initiatives under the HPF: the Canada Community Housing Initiative (CCHI), PT Priority Funding, and Northern Funding. The Canada Housing Benefit (CHB) was considered out of scope for the evaluation, as it had a later start date.

The evaluation found that:

- provinces and territories are generally on track to meet or exceed short-term new construction and repair and renewal targets, despite challenges such as construction delays and the uncertainty of the post-pandemic housing landscape;
- CCHI, PT Priority Funding, and Northern Funding initiatives have provided funding to maintain both a resilient community housing sector and flexibility for provinces and territories to meet their distinct housing needs;
- provinces and territories reported that the gradual tapering off by 2028 of PT Priority funds (while funding for the CHB is set to increase) may affect their ability to continue delivering programs funded under PT Priority Funding; and
- there is a continued need for the Northern Funding initiative to support the unique housing challenges in the territories. The territories felt the program provided enough flexibility to effectively address their unique needs.

The evaluation recommended a review of the funding split between the CHB and PT Priority Funding take place, in accordance with the HPF, and to consider whether further flexibilities could be provided, under the shared goals of maintaining resilient community housing and ensuring adequate access to direct affordability support for those in housing need. The evaluation also recommended that to improve all programs, there is a need to review data and reporting processes and identify solutions for data availability. As a result, CMHC worked with provinces and territories to streamline reporting requirements under the bilateral agreements and continues to work with provinces and territories to improve the availability, quality, and accuracy of data.

An evaluation of the CHB is currently underway and a report is expected to be completed in 2024.

Direct Support Payments to Help Lower-Income Renters

One-time top-up to the Canada Housing Benefit

Timeframe: 2022/23

Program description: A one-time direct, tax-free payment designed to help lower-income renters, most impacted by inflation and housing affordability challenges, with the cost of renting.

Funding: \$1.2 billion in contributions over 1 year

How it works: A federally delivered benefit (in contrast to the Canada Housing Benefit, which is delivered by provinces and territories) that provided a one-time \$500 payment to eligible applicants with an adjusted net income below \$35,000 (for families) or below \$20,000 (for individuals). Applicants were required to be 15 years of age or older and paying at least 30% of their income on rent. Applications were accepted from December 12, 2022, to March 31, 2023.

Progress so far: Based on data from the 2021 Canadian Income Survey (CIS) and 2021 Census, an estimated 1.8 million individuals and families were eligible to apply for the benefit. As of September 30, 2023, the program had received a total of 815,190 applications and had provided \$402.37 million in support payments.

An evaluation of the One-time top-up to the Canada Housing Benefit is currently underway and is expected to be completed in 2024.

Improving Homeownership Options

Shared Equity Mortgage Providers Fund¹⁷

Timeframe: 2019/20 to 2023/24

Program description: Supports providers of shared-equity mortgages to help eligible Canadians achieve affordable homeownership. The Fund helps to attract new providers of shared-equity mortgages and encourages more housing supply.

Funding: \$100 million in loans over 5 years

How it works: The program offers low-cost repayable loans to eligible providers of shared-equity mortgages. There are two streams:

- **Stream 1 – Pre-construction (maximum of \$4 million per project):** Pre-construction costs to start new housing projects in which shared-equity mortgages will be provided to home purchasers.
- **Stream 2 – Shared-Equity Mortgages (\$5 million annually per borrower):** Funding of shared-equity mortgages that are provided by the applicant-borrower directly to home purchasers.

Progress so far: As of December 31, 2023, \$33.95 million was committed to assist in the creation of 1,088 new homeownership units, with a five-year target to help at least 1,500 homebuyers buy their first home. For Stream 1, \$16 million has been committed to support 780 units. For Stream 2, \$17.95 million has been committed to support 308 units. The program target is not expected to be met as overall interest for this program has been low.

A review of the SEMP program is currently underway. Feedback from key stakeholder interviews suggests three main reasons for the low program uptake: a small market for the program, the complexity of the program, and minimal promotion of the program.

First-Time Home Buyer Incentive¹⁸

Timeframe: 2019/20 to 2024/25

Program description: Helps qualified first-time homebuyers reduce their monthly mortgage payments without adding to their financial burden.

Funding: \$1.25 billion in loans over 6 years

How it works: The program allows eligible first-time homebuyers to finance a portion of their home purchase through a form of shared-equity mortgage loan with the federal government. It offers 5% or 10% of the home's purchase price to put toward a down payment. This addition to a down payment lowers mortgage carrying costs, making homeownership more affordable.

¹⁷ As announced on February 29, 2024, the Shared Equity Mortgage Providers Fund is no longer considering new applications.

¹⁸ As announced on February 29, 2024, the First-Time Home Buyer Incentive has been discontinued.

Since launch, several key changes have been made to the program:

- **May 2021:** Program eligibility was expanded for Toronto, Vancouver, and Victoria Census Metropolitan Areas (CMAs), as defined by Statistics Canada. The maximum total qualifying income for these CMAs increased from \$120,000 per annum to \$150,000.
- **April 2022:** Budget 2022 announced an extension of the First-Time Home Buyer Incentive to March 31, 2025.
- **June 2022:** The Government of Canada amended the incentive repayment calculation in order to limit its share in the appreciation or depreciation of the home at the time of repayment up to a maximum gain or loss of 8% per annum (not compounded) on the incentive amount from the date of advance to the time of repayment.
- **July 2023:** The program was extended until December 31, 2025.

Progress so far: As of December 31, 2023, the program has helped over 24,216 first-time homebuyers and provided \$435.1 million in shared-equity mortgages. Since 2020, 2023 has been the first year that application volumes have risen. However, take-up of the program remains lower than forecasted and the economic environment of rising inflation, interest rates and property values has made it generally unaffordable for first-time homebuyers to enter the market, contributing to lower results.

A 2023 program evaluation found that there is awareness of the program, but that this does not necessarily translate into use of the program. It recommended targeted outreach to encourage diverse groups to use the program, along with developing marketing material that more clearly explains the program to lenders and potential first-time buyers. The evaluation also found that the program parameters (i.e., housing price ceiling) may be limiting for prospective users in high-priced or high-income markets, especially within a climate of increasing inflation and interest rates.

SNAPSHOT

Other Measures Supporting Homeownership

The federal government has introduced and announced new measures to increase access to homeownership and support existing homeowners. These include:

- The introduction of the Tax-Free First Home Savings Account, which is a registered savings account that allows Canadians to contribute up to \$8,000 per year, and up to a lifetime amount of \$40,000, towards their first down payment on a home. As of October 31, 2023, more than 250,000 Canadians have already opened a Tax-Free First Home Savings Account.
- The doubling of the First-Time Home Buyers' Tax Credit to provide up to \$1,500 in direct support to home buyers to offset closing costs involved in buying a first home.
- The introduction of the Multigenerational Home Renovation Tax Credit, a refundable credit to assist with the cost of renovating an eligible dwelling to establish a secondary unit that enables a qualifying individual (a senior or an adult who is eligible for the disability tax credit) to live with a qualifying relation. The credit is available starting on 2023 tax returns.
- Launch of the Canada Greener Homes Loan (CGHL) in June 2022, which builds on the Canada Greener Homes Grant delivered by Natural Resources Canada and offers interest-free financing of up to \$40,000 for homeowners who undertake retrofits identified through an authorized EnerGuide energy assessment. Budget 2021 provided \$4.4 billion over five years for the CGHL, including a dedicated stream of funding for the Canada Greener Affordable Housing (CGAH), which provides low-interest loans and grants to low-income housing providers. The launch of the CGAH was announced in May 2023.
- The **2023 Fall Economic Statement** announced the new Canadian Mortgage Charter, which builds on the government's existing guidance and expectations for how financial institutions are to work with Canadians to provide tailored relief and ensure payments are reasonable for borrowers.

Data, Innovation and Research

Data

Canadian Housing Survey (CHS)

Timeframe: 2018/19 to 2027/28

Program description: Aims to fill information gaps about the housing needs, conditions, and experiences of Canadian households, including homeowners, renters in the private market, and renters in subsidized housing.

Funding: Funded through the Housing Needs Data initiative, which provides \$62 million in contributions over 10 years

How it works: This survey, conducted in partnership with Statistics Canada, helps to more fully understand the housing challenges faced by Canadians and better assess the effects of housing policy across the country. Before its launch, there was no national-level data source that contained such comprehensive information on housing, including for many of the vulnerable groups targeted by NHS investments. The CHS provides detailed and precise statistics for those living in social and affordable housing, by oversampling this relatively small, yet important, segment of the population.

The CHS is set to run biennially for five cycles between 2018 and 2028.

The survey is a timely source of information on core housing need, as well as new insights on dwelling and neighbourhood satisfaction, perceptions of safety, intentions to move, experiences with homelessness and more.

Progress so far: The CHS is on track, with all milestones met. As of December 31, 2023, full data sets for use by researchers and analysts have been released for Cycles 1 and 2, as well as databases that can be freely used by the public. Cycle 2 expanded coverage of some topics, including the impact of the COVID-19 pandemic on housing needs and understanding respondents' past experiences with evictions and homelessness. Cycle 3 of data will be publicly available in June 2024 and data collection for Cycle 4 is planned for fall 2024.

CHS data has supported several large-scale projects that provide a better understanding of how Canadians perceive their housing and wider neighbourhoods, such as a Social Inclusion Index, a Proximity Measures Database, and an analysis of neighbourhood income mixing.

Social and Affordable Housing Survey – Rental Structures (SAHS-RS)

Timeframe: 2018/19 to 2027/28

Program description: Collects data on social and affordable rental housing. Specifically, it is an effort to develop a baseline for the number of units that should be classified as social and affordable rental housing.

Funding: Funded through the Housing Needs Data initiative, which provides \$62 million in contributions over 10 years.

How it works: The annual survey, conducted from April to mid-August, collects data about social and affordable rental housing, such as the number of units, ownership and administrative body, vacancy rates, average rents, rent determination mechanism, building age, condition, and repair needs. It is conducted and managed by CMHC using the National Social & Affordable Housing Database, a centralized repository of social housing data from all provincial, territorial and federal sources, as its statistical framework. CMHC and Statistics Canada work closely to maintain this statistical framework, with annual updates from provinces and territories and other sources.

Progress so far: Three annual cycles have been completed (2019, 2021 and 2022). A fourth cycle began in April 2023 with a target to publish the findings in early 2024. Cycles 5, 6 and 7 are planned to be conducted in April 2024, 2025, and 2026 respectively.

Findings have been consistent across the three completed cycles of the survey: there is need to address issues related to increasing supply and renovating/retrofitting existing units; the majority of social and affordable housing units continue to serve tenants who pay rents based on their incomes; overall vacancy rates remain below 3%; and a substantial portion of buildings need repair.

Innovation

Solutions Labs

Timeframe: 2018/19 to 2027/28

Program description: Funds rapid innovations that address specific housing challenges that have not been solved using traditional approaches. Solutions can be emerging technologies, innovative policies, programs, or best practices.

Funding: \$24.5 million in contributions over 10 years

How it works: Funding focuses on resolving affordable housing problems experienced by NHS priority populations. There are three streams:

- **An open competitive call for applications** targets teams of affordable housing providers, housing experts, academics, and other stakeholders, to work with recognized solutions labs consultants to develop and submit proposals for solving specific housing challenges and developing prototype solutions related to the NHS.
- **Directed Solutions Labs** identify and prioritize affordable housing problems and seek out relevant partners and stakeholders to co-develop a solution.
- **The NHS stream** focuses on innovative built solutions and/or innovative financial solutions funded under other NHS programs.

Progress so far: As of December 31, 2023, four separate open call rounds have been run. A total of 144 applications have been received and 61 open call applicants have been selected for a total funding of \$13.62 million. 15 of these projects are still running and are planned to be completed by the end of 2024. 11 Directed Labs have received \$3.0 million in funding.

More than 450 knowledge products and knowledge-sharing activities were completed through the funded Solutions Labs projects, many of which are published on CMHC's [Housing Knowledge Centre](#)^{xxiv} and the Expert Community on Housing portal.



Project Profile:

Hogan's Alley

Hogan's Alley was another name for Park Lane in Strathcona, an area in Vancouver, British Columbia that was home to the city's largest Black and African diaspora community in the early 1900s. A series of decisions, including CMHC's Urban Renewal Program and the Georgia Viaduct Replacement Project, resulted in the displacement of this community by 1970. Since then, no identifiably Black neighbourhood or physical community presence has remained in Vancouver.

Through the NHS Solutions Labs, the Hogan's Alley Society, a non-profit organization, is working with CMHC and Wood Buffalo Strategy Group to address the systemic displacement of Black communities in Hogan's Alley. The lab is developing innovative solutions for creating accessible affordable housing for Black Canadians in Vancouver, with the goal of replicating the outcomes to other Black communities and providing a deeper understanding of the barriers faced by Black communities in accessing equitable housing. As a project for Black Canadians, by Black Canadians, this lab will empower Black communities across Canada to reclaim their visibility and history.

Demonstrations Initiative

Timeframe: 2018/19 to 2027/28

Program goals: Funds the practical demonstration (i.e., testing or showing) of solutions that support housing affordability. The goal is to strengthen and innovate in the affordable housing sector, and to increase awareness, knowledge, and acceptance of promising innovations.

Funding: \$12.5 million in contributions over 10 years

How it works: Applications are solicited through open-call, merit-based competitive processes. Funding for each successful project covers up to a maximum of \$250,000.

Demonstrations can include:

- Testing or piloting a solution prototype in a real-world setting, documenting its performance and benefits based on evidence, including outcomes for its expected users and adopters, and NHS outcomes;
- Highlighting promising innovations, building awareness and appetite to adopt and scale them;
- Showing how to implement the innovation to potential adopters and replicators, through knowledge transfer, capacity-building, adaptation, and replication processes; and
- Developing a scaling approach and implementing it.

The program also provides contributions through a Targeted Stream, through which CMHC selects applicant organizations to address a specific problem within NHS priority areas^{xxv}. CMHC works with applicant organizations to explore specific solutions to persistent problems and is often involved in project charter or proposal development.

Progress so far: As of December 31, 2023, there have been four rounds of open call competitive processes, with \$7.06 million in funding for 36 projects. In addition, seven Targeted Stream Demonstrations received \$1.25 million in funding.

Over 335 knowledge products and knowledge transfer activities were completed through funded Demonstrations Initiative projects, many of which are available on CMHC's Housing Knowledge Centre^{xxvi}.

Project Profile:

Neighbourhood Land Trust

A Community Land Trust is a non-profit corporation that obtains and holds land and housing for the benefit of the community in which it exists. The goal is to remove land and housing from the real estate market through either purchase or donation and to perpetually hold it in a trust to preserve affordability.

The Neighbourhood Land Trust's (NLT) Demonstrations Initiative shows how a community land trust can successfully expand its impact through diversified land securement strategies and multi-sectoral partnerships. In Toronto's Parkdale neighbourhood, the NLT works with partners from different sectors to secure land and preserve existing housing on a larger scale for the communities it serves. While the NLT owns and oversees land and housing, it does not operate properties. Instead, it partners with charitable organizations, who then provide affordable and supportive housing and support community development.

Key project deliverables include the development of a set of portfolio-based asset management practices and technologies, which could help guide future acquisitions and stewardship; best practice guidelines and long-term measurement and evaluation frameworks for partners operating long-term funding, including policies on eviction prevention, social procurement, and tenant engagement; and new communications materials to introduce new tenants to the NLT and its community governance model.

Over the short-term, this project will benefit emerging and start-up land trusts with a strong emphasis on community-based commitments and governance, helping them identify opportunities, challenges, and strategies for growth. Over the long-term, the project's scaling approach could use the community land trust model to provide different affordable housing types and strategies, such as preserving existing small-scale buildings, renewing community housing portfolios and creating new developments.

Housing Supply Challenge (HSC)

Timeframe: 2020/21 to 2024/25

Program goals: Provides funding for innovative ideas so that they can be developed and adopted as impactful solutions that reduce barriers to a greater and better housing supply.

Funding: \$300 million in contributions over 5 years

How it works: There are five planned rounds for the HSC:

- **Round 1: Data Driven**, focused on proposed data solutions that would aim to improve decision-making for housing supply in Canada, is nearing completion.
- **Round 2: Getting Started**, focused on the pre-development phase, is currently being implemented.
- **Round 3: Northern Access**, focused on solutions that reduce the time, cost, and risk to access resources for building and maintaining appropriate northern and remote housing supply. Final funding recipients will be identified in 2024.
- **Round 4: Building for the Future**, focused on making it easier to build houses by addressing construction-related barriers to housing supply. Final funding recipients will be identified in 2024.
- **Round 5: Level-Up**, focused on increasing the adoption of system-level solutions that transform Canada's ability to produce more community and market housing, faster. The round launched in November 2023, and semi-finalists will be identified in 2024.

Progress so far: Each round had dozens of submitted solutions and prototypes funded:

- **In Round 1: Data Driven**, a total of 136 solutions were submitted, of which 21 were shortlisted and 14 prototypes were ultimately selected for funding (sharing a pool of \$22.5 million for implementation).
- **In Round 2: Getting Started**, a total of 167 solutions were submitted, of which 29 were shortlisted and 14 prototypes were ultimately selected for funding (sharing a pool of \$38 million for implementation).
- **In Round 3: Northern Access**, a total of 187 solutions were submitted, of which 33 were shortlisted. Final decisions on which solutions will receive funding will be announced in 2024 (sharing a pool of \$72 million for implementation).
- **In Round 4: Building for the Future**, a total of 252 solutions were submitted, of which 26 were shortlisted. Final decision on which solutions will receive funding will be announced in 2024 (sharing a pool of \$36 million for implementation).
- **In Round 5: Level-Up**, a total of 254 solutions were submitted and semi-finalists will be identified in 2024.

Project Profile:

Housing Assessment Resource Tools (HART)

In direct response to the absence of shared, replicable, comparable, and equity-focused data to set meaningful housing targets and measure progress, the University of British Columbia's Housing Assessment Resource Tools (HART) project was funded under **Round 1: Data Driven** of the Housing Supply Challenge for the Housing Assessment Resource Tools (HART) project.

HART provides a comprehensive data-driven analysis of housing need that improves the quality of decision-making at all orders of government. This project has produced an online tool for cities to conduct housing need and land assessments from census data. This standardized tool calculates housing need based on income category, household size, and projected net loss of affordable housing over a period of 10 years. The tool also accounts for population increase and disaggregates housing need using 13 priority populations. The tool is a cheaper, more instructive, and easier-to-use option for housing needs assessments. The land assessment tool of HART represents an initial estimate of government-owned land that might be suitable for not-for-profit housing development, assisting policymakers using acquisition and land assembly for social benefit. HART can be used to prioritize affordable housing projects by location, proximity to amenities, and target populations.

This project has demonstrated a range of impactful outcomes, including improving the quality and speed of housing supply decision-making across a range of governments (municipal, First Nations, and provincial), geographic settings, and population sizes. HART exceeded expected outcomes with a broad take-up including training and implementation across 23 cities (and growing) and presentations to over 50 governments in Canada. HART is being used as a key tool for applicants to the Housing Accelerator Fund and will also play a role in helping guide future federal infrastructure investments through the creation of a standardized federal Housing Needs Assessment template. Through comprehensive support and additional scaling funding from the Housing Supply Challenge, HART continues to grow across Canada and address barriers to affordable housing supply by clearly and objectively identifying housing need and supply options.

Expert Community On Housing (ECOH)

Timeframe: 2018/19 to 2026/27

Program description: Brings together leaders within and outside of the traditional housing ecosystem to address challenges and problems in housing.

Funding: \$400,000 in contributions over 8 years

How it works: Members across Canada collaborate, share knowledge, contribute to the development of housing solutions, and network with housing leaders. A key feature of the ECOH platform is a webinar series that highlights interesting projects and showcases solutions across the country, including research-based content created in collaboration with the Canadian Housing Evidence Collaborative at McMaster University (funded by the NHS under the Collaborative Housing Research Network).

Progress so far: As of December 31, 2023, ECOH has over 2,600 members across Canada, with 67 different areas of expertise. ECOH has produced 66 webinars on a variety of different topics, including the United Nations Sustainable Development Goals in urban spaces, sustainability in housing, community land trusts, and neurodiversity in housing. In total, these webinars and events have reached 3,850 attendees. Most importantly, the program has enabled connections and supported discussions with sector thought-leaders.

Research

Housing Research Scholarship Program

Timeframe: 2018/19 to 2027/28

Program description: Supports graduate and post-graduate candidates undertaking housing research.

Funding: \$3.65 million in contributions over 10 years

How it works: In the first five years, the program offered salary support to postdoctoral candidates. It was supported by partnerships with the Canadian Institutes of Health Research, the Social Sciences and Humanities Research Council and the Natural Sciences and Engineering Research Council. The renewed program, launched in July 2023, continues the existing partnership in place with the Social Sciences and Humanities Research Council and expands the funding opportunity into the Master's and PhD program categories.

Progress so far: As of December 31, 2023, the program has supported 28 scholarships. This is in line with the original target of 50 scholarships over the course of the program.

SNAPSHOT

Evaluation of NHS Research and Innovation Programs

An evaluation of six NHS Innovation and Research programs was conducted in 2021: Demonstrations Initiative; Solutions Labs; Housing Research Scholarship Program; Housing Research Awards Program; Collaborative Housing Research Network; and the Research and Planning Fund. As it had a later start date, the Housing Supply Challenge was not included in the evaluation.

Overall, the evaluation found that these programs remain relevant as there continues to be a significant need to enhance expertise and capacity in Canada's housing sector. The evaluated programs have and will continue to respond to this need by contributing to the knowledge, technical capacity, innovation, and research capacity of the housing sector to inform decision- and policy-making. In addition, they enable program recipients and participants to conduct research, form collaborative networks and multidisciplinary partnerships, and develop innovative solutions for housing problems.

To improve these programs, the evaluation recommended increasing the use of existing reporting infrastructure, including the publication of project profiles on the CMHC website and the ECOH platform, to enhance knowledge mobilization activities and to ensure that performance information is collected consistently so that long-term impacts and outcomes can be better tracked and reported.

An evaluation of the Housing Supply Challenge is currently underway and is expected to be completed in 2024.

CMHC Housing Research Awards

Timeframe: 2018/19 to 2027/28

Program description: Recognizes impactful and innovative housing research being done across Canada.

Funding: \$500,000 in contributions over 10 years

How it works: The annual competition is open to applications submitted by individuals or groups that are undertaking impactful research in academic institutions and organizations across the country. The applications are adjudicated using pre-established criteria by a committee made up of experts in housing research internal and external to CMHC.

Each year, three awards are given out:

- the CMHC President's Medal for Outstanding Housing Research,
- the Gold Roof Award for Housing Research Excellence, and
- the Gold Roof Award for Knowledge to Action.

The program had also provided two annual North Star Awards for Northern and Remote Research (\$5,000 each). Due to low application numbers, the category was removed for the 2023 launch of the program, with the funds being distributed equally to increase the value of the three research categories noted above as follows: \$25,000 for the CMHC President's Medal for Outstanding Housing Research; \$12,500 for the Gold Roof Award for Housing Research Excellence; and \$12,500 for the Gold Roof Award for Knowledge to Action.

Progress so far: As of December 31, 2023, the program has awarded 18 research awards and four travel awards.

In 2022, the CMHC President's Medal for Outstanding Housing Research focused on the interconnectedness of housing and climate change. The awarded project, *Climate Change and Housing Loss*^{xxvii}, provided key insights into the housing needs of lower-income and other disadvantaged groups following housing damage and loss.

Research And Planning Fund (RPF)

Timeframe: 2018/19 to 2027/28

Program description: The RPF supports the advancement of evidence-based research to understand and overcome housing challenges in Canada, particularly those experienced by vulnerable populations. The program seeks to build capacity and promote interest, collaboration, and expertise in housing research outside of government.

Funding: \$6.6 million in contributions over 10 years

How it works: The RPF provides funding to not-for-profit organizations, registered charities, Indigenous governments, and Indigenous organizations that are planning, undergoing, or disseminating housing research related to the NHS's six priority areas for action^{xxviii}. It provides contributions to fund new and ongoing projects through four activity streams:

1. **Planning Activities** (up to \$50,000) for initiatives to conceptualize a research project or build capacity to undertake a strong research project with sound methodology and impactful results.
2. **Individual Research Projects** (up to \$100,000) for initiatives that address specific knowledge and information gaps.
3. **Programs of Research** (up to \$250,000) for initiatives that include more than one coordinated and connected research project to collectively advance knowledge related to a particular topic or theme.
4. **Knowledge Mobilization** (up to \$50,000) for initiatives undertaken to communicate insights from previously completed research and help translate findings into action.

Progress so far: As of December 31, 2023, the RPF has supported 40 projects at a value of \$5.4 million across Canada. 20 projects have been completed.



Collaborative Housing Research Network (CHRN)

Timeframe: 2018/19 to 2027/28

Program description: An independent, Canada-wide network of academics and community partners undertaking impactful housing research to support policy decision-making. It operates in partnership with the Social Sciences and Humanities Research Council (SSHRC).

Funding: \$13.9 million in contributions over 10 years

How it works: The network was formed using eight SSHRC one-year Partnership Development Grants to develop full applications, totaling \$640,000. Of those eight applications, six SSHRC five-year Partnership Grants were awarded in 2020, totaling \$7.9 million. These grants supported teams focused on the priority areas of the NHS^{xxix}, and a knowledge mobilization hub that coordinates and shares research among the CHRN research teams, academia, government, and the housing community.

Progress so far: In late 2022, SSHRC struck a panel of external housing research experts to conduct a mid-term progress review assessment of all CHRN teams. The panel's recommendation was that each team either met or exceeded expectations for progress in their respective research programs and activities. The panel found that the teams had contributed to a significant number of outputs, such as journal articles, conference presentations, and policy briefs. They also found the teams undertook several knowledge-sharing activities, such as website development, monthly newsletters, participation in a podcast series coordinated by the knowledge mobilization hub team, and use of the Expert Community on Housing platform.

CMHC also undertakes and supports research that contributes to generating data and insights that advance the goals of the NHS. Examples include a project that examines systemic barriers in Canada's housing system, a longitudinal study to examine the outcomes of the NHS, and an initiative to support Indigenous-led housing research priorities of First Nations, Métis and Inuit and Indigenous peoples living in urban, rural, and northern communities.

SNAPSHOT

Systemic Barriers Framework Project

The Systemic Barriers Framework project examines specific systemic barriers in Canada's housing system, using a Gender-Based Analysis Plus, anti-racism and equity lens. It focuses on mapping the barriers experienced by the 13 equity-denied priority populations of the NHS, specifically barriers to accessing and remaining in the housing system, which this study defines as a network of intersecting systems that support housing and sheltered environments, including market as well as non-market activity. To identify the housing system and preliminary barriers, researchers conducted a literature review, which was validated through quantitative analysis as well as interviews and focus groups with key stakeholders.

The study reveals that the top barriers to accessing housing include the lack of available affordable housing options, a disparity between housing costs and income and wages, discrimination, and long waitlists to accessing social and affordable housing. These barriers often result in difficulties accessing housing, especially among people living on social assistance, including people with disabilities.

The top barriers for remaining stably housed include lack of support services and safety and security. These barriers frequently intersect when experienced by people who are homeless, have mental health or addictions disabilities, or survivors leaving situations of violence.

This study also reveals differences in the types of barriers experienced across rural and urban geographies. The top three barriers in urban locations are a lack of affordable housing options, income and wages, and competition for units in low-vacancy cities. In contrast, the top three barriers within rural locations are a lack of diversity in the type of dwellings available (e.g., emergency shelters or transitional housing), access to transportation, and a lack of infrastructure. In rural locations, for example, serviced land ready for development was in short supply.

The study reveals that additional populations – including those exiting institutional settings, like correctional facilities, those receiving income and housing subsidies, and populations with large extended families – are at heightened risk of experiencing barriers to housing, and face specific barriers to accessing and remaining stably housed.

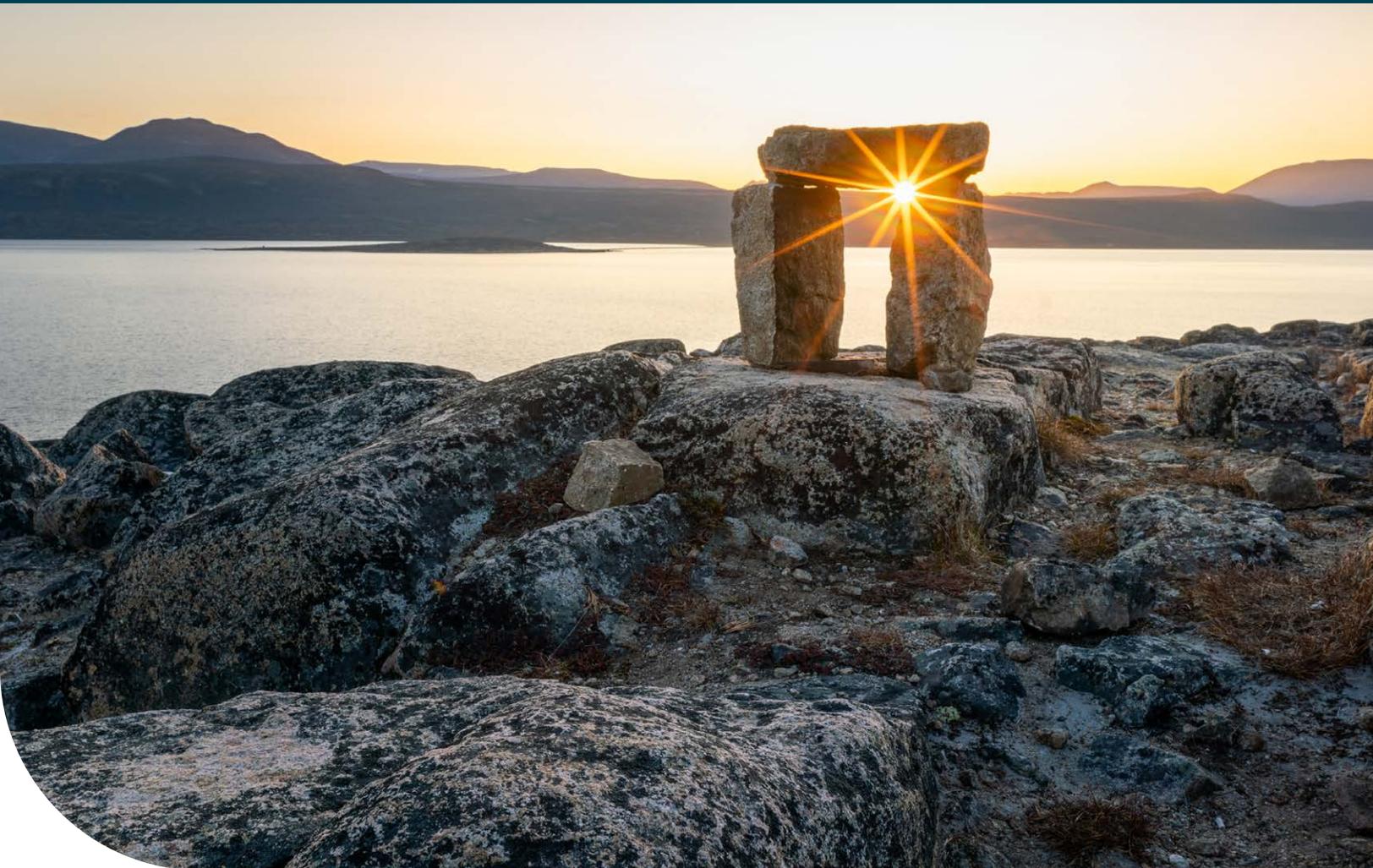
These results serve as a framework for understanding the intersection of barriers in Canada's housing system, and the key groups that are affected, when accessing and remaining in shelter and housing.

SNAPSHOT

Longitudinal Outcomes Research Grant

The Longitudinal Housing Outcomes Research grant is a five-year, \$4.8-million investment in research examining the intersectional impact of housing on socio-economic, health, and environmental outcomes. After a research competition led by the Social Sciences and Humanities Research Council and supported by the Canadian Institutes of Health Research and the Natural Sciences and Engineering Research Council, a multi-disciplinary research team led by Jackie Kennelly and Liam O'Brien from Carleton University^{xxx} was chosen.

The research project is called *A Safe and Affordable Place to Call Home: A Multi-disciplinary Longitudinal Outcomes Analysis of the National Housing Strategy^{xxx}*. It will examine the health (physical, mental, and emotional) of residents living in social, community, or subsidized private market housing; the social outcomes of residents through assessments of social inclusion and exclusion; the impact of housing investments on access to employment and reliance on social benefits; and the climate impact of various forms of affordable housing and developing climate mitigation strategies.



SNAPSHOT

Indigenous and Northern Housing Research and Data Initiative

In the spirit of reconciliation and based on the recognition of rights, respect, cooperation, and partnership, a dedicated initiative has been established to support Indigenous-led housing research priorities of First Nations, Métis and Inuit as well as Indigenous peoples living in northern, urban and rural communities. The NHS recognizes that Indigenous peoples experience significant difficulty finding and affording housing that meets their needs. The research initiative will support the goals of the NHS and inform improvements to Indigenous housing in Canada.

So far, funding has been dedicated to support research priorities of:

- National Indigenous Organizations (such as Assembly of First Nations, Inuit Tapiriit Kanatami, and Métis Nation of Canada).

- National Indigenous Women's Organizations (Native Women's Association of Canada, Pauktuutit, Les Femmes Michif Otipemisiwak).
- National and regional organizations supporting the creation of the Urban, Rural and Northern Indigenous Housing Strategy (Congress of Aboriginal Peoples and Canadian Housing & Renewal Association – Indigenous Caucus).

Several research projects have been completed within the last two years. These include internal research undertaken by CMHC, research contracted by CMHC to external third parties (from a pre-qualified standing offer) and externally initiated research for which CMHC provided financial support through contribution agreements. Additionally, several fact sheets and theme papers were published to inform engagements for an Urban, Rural and Northern Indigenous Housing Strategy.

Project Example:

Addressing the Housing Challenges of Métis Women, Girls and 2SLGBTQIA+ People

There is growing awareness of the challenges faced by Métis people in securing safe and affordable housing. Recognizing the importance of housing for Métis well-being, the Métis National Council identified housing as a key indicator of Métis economic and social development. However, in discussions about Métis housing challenges, there is often a lack of focus on the experiences of Métis women, girls and 2SLGBTQIA+ people, who face multiple forms of discrimination.

To fill this gap, Les Femmes Michif Otipemisiwak conducted research to better understand the challenges faced by Métis women and 2SLGBTQIA+ people. The research highlights the impacts of displacement and dispossession, which led to disruption in the intergenerational transmission of culture. It created housing insecurity for Métis living in urban regions and lasting barriers to education and employment. Data from the research revealed that fewer Métis than non-Indigenous people are homeowners, and that Métis women experience inadequate housing more often than non-Métis women. The quality of housing was especially poor for rural Métis women. The research also uncovered the impact of gender-based violence, the challenges faced by lone-parent households and Métis elders, and the effects of the COVID-19 pandemic.

The research findings led to several important recommendations to help tackle the unique housing challenges faced by Métis women and 2SLGBTQIA+ people:

- ensure that these groups are included in conversations about Métis housing needs;
- create roles for Métis housing service navigators who can guide people through the housing process;
- revise existing homeownership programs so they better serve the needs of Métis women and 2SLGBTQIA+ people;
- expand short-term and transitional housing options for people escaping domestic violence; and
- provide consistent, long-term funding specifically for Métis housing and support services.

Increasing Efficiency in the Housing System

Housing Accelerator Fund (HAF)

Timeframe: 2022/23 to 2026/27

Program description: Aims to speed up housing construction to increase supply and, in turn, improve affordability. It focuses on funding local incentives that remove barriers to housing supply.

Funding: \$4 billion in contributions over 5 years

How it works: The HAF supports local governments, including First Nations, Inuit and Métis governments who have delegated authority over land use planning and development approvals, to address and plan for future housing needs. Through the provision of incentive funding, the HAF is intended to drive transformational change within the sphere of control of the local government, with the overall objective to accelerate supply of housing. Approved applicants can use this funding to support housing in their communities, which includes investments in affordable housing, housing-related infrastructure, and community-related infrastructure that supports housing. The new supply supported through this fund will benefit households across the housing continuum.

Progress so far: As of December 31, 2023, agreements have been signed with 15 cities across the country and with the province of Quebec to unlock over 68,000 additional homes over the next three years and over 400,000 homes in the next decade. Based on its current trajectory, the program is expected to exceed its target to support accelerating permits for at least 100,000 new housing units by 2027. Various consultations, including with provinces, territories, and municipalities, informed the development of HAF. CMHC also supported engagements with Indigenous organizations in collaboration with Indigenous Services Canada and Crown-Indigenous Relations and Northern Affairs Canada. An evaluation of the HAF is planned for 2025.

Reducing Chronic Homelessness

Reaching Home: Canada's Homelessness Strategy

Timeframe: 2019/20 to 2027/28

Program description: A community-based program under the NHS aimed at preventing and reducing homelessness across Canada by helping the most vulnerable to maintain safe, stable and affordable housing and to reduce chronic homelessness nationally by 50% by fiscal year 2027/28.

Funding: \$4 billion in grants and contributions over 9 years

How it works: Reaching Home is a community-based program that provides funding directly to communities and recipients to help them address their local homelessness needs. The majority of funding flows through a Community Entity model, in which funding is provided to one organization (a municipality or non-profit), managing projects based on locally identified needs and priorities, in consultation with an Advisory Board of local stakeholders.

The program has four regional funding streams:

- \$2.61 billion through Designated Communities (64 urban centres)
- \$686 million through Indigenous Homelessness (30 communities and seven regions)
- \$191 million through Rural and Remote Homelessness (10 regions in all provinces)
- \$69 million through Territorial Homelessness (three territories)

There are also two nationally delivered streams:

- \$212 million through Distinctions-based Approaches and Modern Treaty Holders (to address the specific and unique needs of First Nations, Inuit, and Métis at risk of or experiencing homelessness)
- \$32 million¹⁹ through the Community Capacity and Innovation stream (to support capacity building, innovation projects, and activities to understand, gather, analyze, and share information)

¹⁹ Funding from the Community Capacity and Innovation national stream to support community capacity to implement Coordinated Access, implement a Homelessness Management Information System, and transition to an Outcomes-Based Approach is reflected in funding for the Designated Communities, Indigenous Homelessness, and Territorial Homelessness regional streams.

Progress so far: In 2022, an estimated 31,476 shelter users were experiencing chronic homelessness, which represents a 17.2% increase from 2016 (estimated 26,866 people), largely due to the COVID-19 pandemic and its subsequent impact on inflation and housing costs. The program target is to reduce chronic homelessness by 50% by 2027/28.

As of December 31, 2023, Reaching Home supported almost 7,000 projects to address the needs of individuals experiencing or at risk of homelessness. Through these projects, over 125,000 people have received prevention services such as rental assistance and landlord-family mediation (with a target of 37,000 annually), and almost 72,000 people have been placed in more stable housing (with a target of 19,000 annually).

As of February 9, 2024, 45 communities (out of 60) have successfully implemented Coordinated Access under Reaching Home. The remaining 15 communities are receiving training and technical assistance to help them complete their Coordinated Access implementation as soon as possible.

An evaluation of Reaching Home published in 2023 focused on the program's first two years found that the program's community-based design is helping communities to better tailor their approaches, including preventing homelessness for those at-risk and supporting people experiencing homelessness to transition to appropriate, stable housing. There is still a need to address the overrepresentation of Indigenous peoples experiencing or at risk of homelessness.

Progress has been made in responding to the evaluation's findings, including continued work to sustain relationships with Indigenous partners to achieve shared goals, the launch of three interdepartmental committees to advance a federal government-wide focus on housing and homelessness issues, and the creation of the Working Group on Supportive Housing and Homelessness under the Federal-Provincial-Territorial Housing Forum to address gaps in intergovernmental collaboration and coordination.

Project Profile:

Permanent Housing for Calgary's Homeless Youth

The Triveri House provides a permanent housing solution for young people experiencing homelessness in Calgary. The project is home to 37 young adults between the ages of 18 and 24 who were previously experiencing chronic or episodic homelessness. In addition to providing shelter, the Triveri House offers support to residents struggling with substance use and other challenges.

The Triveri House follows the Housing First model, recognizing that meeting the basic need of a safe, stable place to live is required before people experiencing homelessness can work on other issues.

The Triveri House is tailored to meet the specific needs of homeless youth. The project not only addresses the immediate need for shelter, but also offers a supportive community and resources for personal growth, empowering residents to rebuild their lives. Long-term support is offered to residents who need ongoing assistance to successfully transition to more independent living.

The building features communal spaces such as a kitchen and living areas, allowing residents to connect and support one another. Mentorship within the Triveri House also plays a key role in fostering a sense of community and belonging as older residents can guide and support younger people who are navigating their way through homelessness. In addition, unlike many other programs that end support at age 25, the Triveri House offers an extended stay option for residents who need more time to regain stability and independence.

The Triveri House opened in 2020 and received funding through the Reaching Home program in fiscal year 2022/23 via the Calgary Homeless Foundation. The project is a collaborative effort between the Calgary Homeless Foundation, HomeSpace Society, Resolve Campaign, Calbridge Homes and Enviro.



SNAPSHOT

Action Research on Chronic Homelessness

Through Budget 2022, \$18.1 million of funding, beginning 2022/23, will support action research to identify and document further measures that can contribute to eliminating chronic homelessness in Canada. The Action Research on Chronic Homelessness (ARCH) initiative is funded through Reaching Home's Community Capacity and Innovation stream.

As of December 31, 2023, all eight research projects have been co-developed with communities across Canada and are currently underway. Each ARCH community will be supported to identify persistent barriers communities face in reducing and preventing chronic homelessness, test potential approaches to overcoming them, and share the successes and challenges.

Research is meant to complement and align with ongoing community efforts and facilitate collaboration between a variety of partners to address chronic homelessness. The ARCH initiative will help inform the development of a broader strategy while research efforts and preliminary findings will be shared broadly to support ongoing efforts in communities across Canada.

Veteran Homelessness Program

In spring 2023, the federal government launched the Veteran Homelessness Program to prevent and reduce Veteran homelessness in Canada. Veterans will start receiving services and supports through this program in 2024.

The program will provide \$79.1 million in contributions through two streams:

- **The Services and Supports Stream** (\$72.9 million) supports organizations to provide rent supplements to help bridge the gap between what an individual can afford to pay and the actual cost of housing. Funding also supports the delivery of wrap-around supports, including basic needs, economic integration and essential skills development, and health services including case management, counselling, and access to treatment services.
- **The Capacity Building Stream** (\$6.2 million) will support research and capacity building in the Veteran and homeless-serving sectors to help those organizations respond to the needs of Veterans experiencing or at risk of homelessness.



Existing Community Housing Funding

Funding Under Long-Term Commitments for Existing Social Housing On- And Off-Reserve

Timeframe: 2018/19 to 2027/28

Program description: Funding that predominantly supports social housing on- and off-reserve through long-term agreements, and that aligns with the objectives of the NHS.

Funding: \$11.17 billion in contributions over 10 years

How it works: Most programs supported by this funding were initiated in the 1980s and 1990s and include funding for long-term social housing agreements with the provinces and territories and Indigenous governments, as well as support for non-profit, co-operative and federal public housing providers on- and off-reserve.

This includes funding for the On-Reserve Non-Profit Housing Program (Section 95)^{xxxii}, which supports First Nation communities by providing financial assistance to build affordable rental housing on-reserve. All First Nation communities are eligible for the program and can apply for subsidies to operate and administer affordable rental

housing. Financing for the construction or purchase and rehabilitation of homes may also be available. The On-Reserve Non-Profit Housing Program (Section 95) represents approximately 14% of the total funding under long-term commitments for existing social housing on- and off-reserve under the NHS.

Progress so far: As of December 31, 2023, the government has spent \$8.02 billion of the \$11.17 billion funding in contributions toward long-term commitments for existing social housing on- and off-reserve.

A 2023 evaluation of the On-Reserve Non-Profit Housing Program (Section 95) found a significant need to increase the supply and improve the quality of housing for First Nations living on-reserve, but that program funding was limited. The evaluation recommended adjustments to the program that would promote greater flexibility and better align with First Nation priorities, including using a needs-based approach, such as for the funding allocation formula, and revising program guidelines to remove barriers. CMHC is continuing to explore options to address these recommendations.

ANNEX A:

**NHS
ACHIEVEMENTS
BY PROGRAM**

Achievements as of December 31, 2023

Program	Build it (# new housing units built or committed to be built)	Repair it (# of housing units repaired or committed to be repaired)	Make it affordable (# of households benefitting from affordability supports and shared-equity mortgages)
Affordable Housing Innovation Fund (both phases)	32,714	N/A	N/A
Apartment Construction Loan Program	48,298	N/A	N/A
Affordable Housing Fund	32,919	159,847	N/A
Federal Lands Initiative	3,946	N/A	N/A
Rapid Housing Initiative (three rounds)	15,742	N/A	N/A
Indigenous Shelter and Transitional Housing Initiative	840	N/A	N/A
Federal Community Housing Initiative – Phases 1 & 2	N/A	N/A	47,208
Federal/Provincial/Territorial (FPT) Initiatives	N/A	112,322	298,169*
Canada Housing Benefit (FPT Program)	N/A	N/A	149,741
One-time top-up to the Canada Housing Benefit	N/A	N/A	815,190
Shared Equity Mortgage Providers Fund	1,088	N/A	N/A
First-Time Home Buyer Incentive	N/A	N/A	24,216
Total	135,547**	272,169	1,334,524

*Units continued to be offered in social housing.

**New Units in this table includes shelter and transitional housing spaces through the Indigenous Shelter and Transitional Housing Initiative, which are not included in the new housing unit target.

ANNEX B:

**NHS
ACHIEVEMENTS
BY PROVINCE
AND TERRITORY**

Achievements as of December 31, 2023

Province/Territory	Dollars Committed (in Millions)	Build it (# new housing units built or committed to be built)	Repair it (# of housing units repaired or committed to be repaired)	Make it affordable (# of households benefitting from affordability supports and shared-equity mortgages)
Alberta	\$1,693	6,942	32,318	115,018
British Columbia	\$8,761	34,691	12,040	142,564
Manitoba	\$838	3,614	14,122	45,049
New Brunswick	\$296	1,405	4,985	22,457
Newfoundland	\$151	343	2,169	18,110
Northwest Territories	\$865	604	552	1,844
Nova Scotia	\$865	2,638	4,840	43,762
Nunavut	\$256	394	495	1,715
Ontario	\$14,680	54,530	187,454	541,744
Prince Edward Island	\$213	953	493	5,178
Quebec	\$5,308	27,584	10,197	345,892
Saskatchewan	\$370	1,100	1,498	47,771
Yukon	\$237	749	1,006	3,420
Total	\$33,916	135,547*	272,169	1,334,524

* New Units in this table includes shelter and transitional housing spaces through the Indigenous Shelter and Transitional Housing Initiative, which are not included in the new housing unit target.

ANNEX C:

**OVERVIEW
OF NATIONAL
HOUSING
STRATEGY
FUNDING**

NHS announced funding represents more than \$82 billion.**
Of this, \$35.75B is loans and \$46.54B is forgivable loans and/or contributions.

National Housing Strategy \$82B +

New Construction and Modernized Housing Supply	\$44.3B
Affordable Housing Innovation Fund	\$859.1M
Apartment Construction Loan Program	\$25.6B
Affordable Housing Fund	\$13.1B
Federal Lands Initiative	\$202.0M
Rapid Housing Initiative	\$4.0B
Indigenous Shelter and Transitional Housing Initiative	\$420M

Support for the Community Housing Sector	\$692.4M
Federal Community Housing Initiative	\$618.2M
Community Housing Transformation Centre and Sector Transformation Fund	\$64.2M
Community-Based Tenant Initiative	\$10.0M

Federal/Provincial/Territorial NHS Initiatives**	\$15.2B
Canada Community Housing Initiative	\$8.6B
Provincial and Territorial Priority Funding	\$2.2B
Northern Funding	\$300.0M
Canada Housing Benefit	\$4.0B

Direct Support Payments to Help Lower-Income Renters	\$1.2B
One-time top-up to the Canada Housing Benefit	\$1.2B

Improving Homeownership Options	\$1.3B
Shared Equity Mortgage Providers Fund	\$100.0M
First Time Home Buyer Incentive	\$1.2B

Human Rights-Based Approach to Housing	\$63.7M
National Housing Council and Federal Housing Advocate	\$63.7M

Data, Innovation and Research	\$550.0M
Housing Supply Challenge	\$300.0M
Research and Data Initiative	\$241.0M
Other Data, Innovation and Research	\$9.0M

Increasing Efficiency in the Housing System	\$4.0B
Housing Accelerator Fund	\$4.0B

Reducing Chronic Homelessness	\$4.0B
Reaching Home: Canada's Homelessness Strategy	\$4.0B
Veteran Homelessness Program	\$79.1M

Existing Community Housing Funding	\$11.1B
Funding under long-term commitments for existing social housing on- and off-reserve	\$11.1B

* Breakdown is inclusive of announced dollars for programs/initiatives and does not reflect what may be found in financial statements. Reflects announcements for which financial authorities are in place as of December 31, 2023, with the exception of Reaching Home. It does not reflect funding increases or reductions announced since.

** Includes \$7.74B in PT cost-matching dollars (Funding for Northern Territories is not cost-matched). Budget 2021 committed an additional \$315.4 million for survivors of gender-based violence; this funding is not reflected here since agreements are still being signed with provinces and territories.

*** Totals may not match due to rounding.

ENDNOTES

- ⁱ <https://assets.cmhc-schl.gc.ca/sites/place-to-call-home/pdfs/nhs-triennial-report-en.pdf?rev=7619f9f0-9c76-4aa6-a418-366e01ea2832>
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- ⁱⁱⁱ <https://www.housingchrc.ca/en>
- ^{iv} <https://housing.chrcreport.ca/>
- ^v <https://assets.cmhc-schl.gc.ca/sites/place-to-call-home/pdfs/ministers-response-to-federal-housing-advocate-report-2023-en.pdf?rev=9173c119-9af2-402b-85de-d5572a4872be>
- ^{vi} <https://www.nhc-cn1.ca/>
- ^{vii} <https://nhc-cn1.ca/publications/post/renewing-canada-s-national-housing-strategy-a-report-by-the-national-housing-council>
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