



SOCIAL HOUSING CANADA

Canadian Home Builders' Association

**Presentation to the
International Housing Association
November 3-4, 2016**

**Canadian
Home Builders'
Association**





SOCIAL HOUSING: CANADA

2

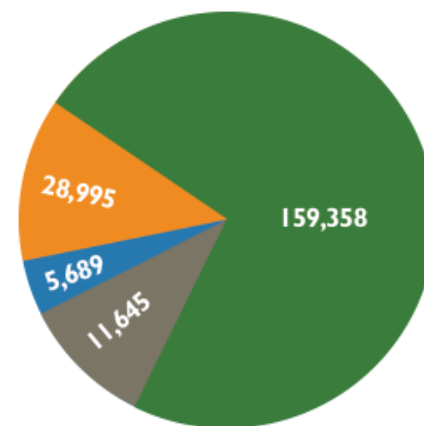
HOW IS SOCIAL HOUSING ADDRESSED IN YOUR COUNTRY?

What is the status of social housing? social housing being delivered?

- ~600,000 social housing units (4% of ~14 million total housing units) supported by government funding
- About half of social housing stock is strictly geared-to-income
- The vast majority of social housing stock is administered by non-profit providers through operating agreements with governments at various levels.
- Starting in 2014 and wrapping up by 2037, operating agreements for social housing administered by CMHC (federal/national level) will come to an end.
- The federal Homelessness Partnering Strategy (\$ to communities) continues until 2019, and the federal Investment in Affordable Housing (\$ to provinces) extends for a similar period.

How is

IAH Households Assisted By Spending Category (2011-2014)



- 5,689 — Increase the supply of affordable housing across Canada
- 28,995 — Improve and preserve the quality of affordable housing
- 159,358 — Improve housing affordability for vulnerable Canadians
- 11,645 — Foster safe, independent living



STATE OF THE HOUSING INDUSTRY: CANADA

3

HOW IS SOCIAL HOUSING ADDRESSED IN YOUR COUNTRY?

- Despite previous and current investments, there has been a **lack of substantial progress in reducing the number of Canadians in Core Housing Need**, especially among those who simply lack the income to afford their current accommodation.
- *CHBA advocates that it is important to recognize that most Canadian in housing need do not have a “housing problem” but an “income problem”*
- The new government (1 year old) has launched the development of a “National Housing Strategy” that has the following vision:

“All Canadians have access to housing that meets their needs and they can afford. Housing is the cornerstone of building sustainable, inclusive communities and a strong Canadian economy where we can prosper and thrive.”





STATE OF THE HOUSING INDUSTRY: CANADA

4

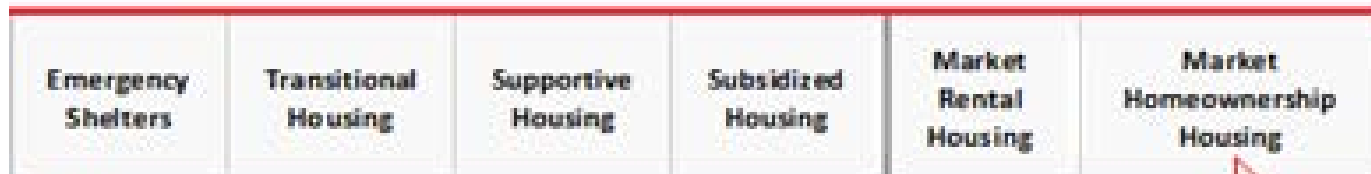
CHBA & The National Housing Strategy

In addition to participating in a number of consultations on specific housing topics, CHBA has made two formal submissions:

1) *Toward a Comprehensive, Sustainable National Housing Strategy*

- covers the full housing continuum with recommendations for:
 - ▣ improving the effectiveness of social housing initiatives
 - ▣ boosting the supply of new market-based rental housing, and
 - ▣ improving market-housing access and affordability for all Canadians, especially the middle-class and those working hard to join it.

Housing Continuum



A successful housing system has people moving up the Housing Continuum



STATE OF THE HOUSING INDUSTRY: CANADA

5

CHBA & The National Housing Strategy

2) Housing Markets and Affordability: Strategic Considerations

- focuses on evidence-based policy recommendations relating to federal policy initiatives to address house prices now underway
- Data and information to guide federal and coordinated intergovernmental actions
- Ensure stable and secure housing markets
- Ensuring Canadians can continue to become homeowners
- Particular interest in continued growth in property prices in Vancouver and Toronto.



Kevin Lee, CEO
kevin.lee@chba.ca

**Canadian
Home Builders'
Association**

