



Election 2008: Where the Major Parties Stand on Housing

What Co-ops Want	Conservative Party of Canada	Liberal Party of Canada	Bloc Québécois	New Democratic Party of Canada	Green Party of Canada
<p>Continued federal spending for housing co-ops, to provide more homes for low-income Canadians</p>	<p><i>Pre-election</i> – On September 4, 2008, the Conservative government renewed the Affordable Housing Initiative (AHI), the Residential Rehabilitation Assistance Program (RRAP) and the Homelessness Partnering Strategy (HPS) at \$387.9 million per year over five years until March 31, 2014</p> <p>In addition to the renewed funding for AHI and RRAP, the party's platform indicated that a Conservative government would extend the HPS for the next two years and maintain federal funding for homelessness at the current levels</p> <p>\$200 million for first-time homeowners: tax credits for new home buyers</p>	<p>Pledged to renew the housing and homelessness programs as the government announced</p> <p>Will add \$620 million over four years (\$155 million per year) for building new units and expanding subsidies in existing housing (new units and additional subsidies; see below)</p> <p>30,000 new social housing units; refurbishing 30,000 others</p>	<p>Urged the next government to increase affordable housing investments to reach the One Percent Solution (\$2 billion annually) – a policy prescription committing the federal government to commit one percent of its budget on housing</p> <p>20,000 new social housing units annually (5,000 in Quebec); per unit; capital grant of \$100,000 each</p> <p>Partial re-investment of national housing surplus</p>	<p>Promised \$3.5 billion over four years (\$500m; \$1b; \$1b; \$1b) to reach the One Percent Solution (\$2 billion per year)</p> <p>New federal investments in:</p> <ul style="list-style-type: none"> - New non-profit and co-operative homes - Supportive housing - Extended homelessness initiatives - Extended housing repair program - Aboriginal housing (on and off reserve) <p>Partial re-investment of national housing surplus</p>	<p>Pledged \$2.6 billion over three years (\$430m; \$867m; \$1.3b) for housing</p> <p>Establish a National Affordable Housing Program that provides sufficient funds annually through the CMHC to community-based agencies across Canada</p> <p>Dedicate funding to the co-operative housing sector to enable more new affordable housing projects to proceed</p> <p>20,000 new and 10,000 rehabilitated affordable units per year for the next ten years using capital grants and changes in tax and mortgage insurance regulations</p>
<p>More rent-g geared-to-income subsidies so housing co-ops can help more low-income Canadians who need housing</p>		<p>Promised to provide additional subsidies to house more families within the existing federally funded co-op programs, such as Section 95 co-ops (funding comes from the above-noted \$620 million over four years)</p>			<p>Pledged to provide rent supplements or shelter assistance for an additional 40,000 low-income households per year, for ten years</p> <p>Subsidize private developers to include a percentage of affordable housing in their multi-unit rental housing projects and to include tax credits for gifts of lands, or of land and buildings, to community land trusts to provide affordable housing</p>

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<p>A loan fund so that housing co-ops can invest in energy savings and the reduction of greenhouse gases</p>		<p>Promised to create a Low-Income Homes Retrofit Partnership Fund (\$140 million)</p>		<p>Pledged to create an energy conservation housing program for housing</p> <p>Building Retrofit and Energy Strategy</p> <ul style="list-style-type: none"> - Re-vamp the ecoEnergy programs to provide low-interest loans and improved grants for energy efficient home and building retrofits - A new program to retrofit low-income homes - Energy conservation and efficiency criteria to the Canadian Building Code - 7% target to retrofit Canada's building and housing stock 	<p>Promised to provide credit and loan guarantees to non-profit housing organizations and co-operatives for the building and restoration of quality, energy-efficient housing for seniors, people with special needs, and low-income families</p> <p>Extend provisions in the Income Tax Act to offer tax incentives to build affordable, healthy, energy-efficient, multi-unit rental housing and to include tax credits for gifts of lands, or of land and buildings, to community land trusts to provide affordable housing</p>
<p>Analysis of the Party Positions on Housing</p>	<p>CHF Canada is pleased that the Conservative government decided to renew the federal housing and homelessness programs on September 4, 2008. The decision was a <i>positive first step</i> towards helping the 4 million Canadians in core housing need – living without access to secure, affordable housing options.</p> <p>The next step for a Conservative government would be to earmark a portion of the renewed funds (AHI, RRAP and HPS) for the development of new co-operative homes or the expansion of existing housing co-ops.</p>	<p>New and refurbished housing units will give hope to the thousands of Canadians on waiting lists for assisted housing.</p> <p>A Liberal government must earmark a portion of the renewed funds (AHI, HPS and RRAP) for the development of new co-operative homes or the expansion of existing housing co-ops.</p> <p>Expanded RGI support will also provide much needed certainty for low-income Canadians, and non-profit co-op housing providers alike.</p> <p>Low-income Retrofit Partnership fund will meet co-op needs.</p>	<p>CHF Canada is supportive of the Bloc's pledge to expand federal spending on housing. The One Percent Solution will go a long way in helping the thousands of Canadians living in core housing need.</p> <p>Both the Bloc and the NDP (see above) support the One Percent Solution. Therefore, the next government (whichever party forms it), should support this solution as it would provide stakeholders from across Canada with an opportunity to work together to help the 4 million Canadians living in core housing need.</p>	<p>The NDP's pledge to increase federal investments in affordable housing initiatives such as co-op housing brings welcome news to CHF Canada. The pledge will help the most vulnerable, including Aboriginal people, seniors and women.</p> <p>The building retrofit and energy efficiency strategy also addresses one of the major issues housing co-ops have been dealing with.</p>	<p>CHF Canada is pleased with the Green Party of Canada's support for new affordable co-op housing to be built in Canada.</p> <p>The Green Party's proposal to create 20,000 new and 10,000 rehabilitated affordable units per year over the next ten years, should also be supported by the party that forms the next federal government.</p> <p>Opposition parties should urge the next government to match spending to a long term national housing strategy that sets targets for reducing homelessness and core need in Canada.</p>