



[The Canadian Housing and Renewal Association](#)

**HOUSING AT A CROSSROADS: CHRA'S VISION FOR THE NEXT GENERATION
OF HOUSING POLICY IN CANADA**

EXECUTIVE SUMMARY

October 2016

The federal announcement of a National Housing Strategy is a watershed moment in housing policy in Canada. CHRA has consulted extensively with its members and other national housing stakeholders to develop recommendations that will help shape the next generation of housing policies in Canada.

CHRA's vision of the National Housing Strategy is that by 2035, every person living in Canada has access to safe, affordable, and sustainable housing.

More specifically, the National Housing Strategy must address the housing needs facing Canada's most disadvantaged populations. That is why a National Housing Strategy must also have a distinct strategy to address the unique challenges facing Canada's urban and rural Indigenous peoples.

In order to achieve these objectives, CHRA is proposing the following recommendations and measures be taken.

Promoting Housing As a Social Good

- Expand and Reform the Federal Flagship Program Dedicated to Homelessness
- Align Homelessness Policy with the National Anti-Poverty Strategy to Encourage Prevention
- Continue and increase direct supportive housing investments
- Introduce dedicated funding for social services, and implement an appropriate accountability framework
- In order to continue to support social housing viability through affordable rents, CHRA recommends that the federal government, in coordination with the provinces and municipalities, implement a dedicated program to offer rent-geared-to-income subsidies to social housing providers and co-ops
- Provide End of Operating Agreement transitional support resources
- Remove contractual barriers within existing Operating Agreements
- Create a Sector Transformation Initiative
- Strengthen CMHC Regional Offices

Increasing and Maintaining Housing Supply

- Create/support alternative financing mechanisms that allow housing providers to leverage their existing assets to secure greater capital
- Expand and make permanent the Surplus Federal Real Property for Homelessness Initiative (SFRPHI)
- Modify the Mandate of the Affordable Housing Initiative to Focus on Increasing or Maintaining Supply
- Remove the GST off new affordable rental housing units, and extend eligibility for this policy to all social housing properties.
- Expand the Affordable Rental Housing Financing Initiative
- Support homeownership programs that target a segment of the population that is not currently being served by social housing or market housing, and results in the development of housing that is priced below the low-end of market values on a regional basis

Creating a Distinct Indigenous Housing Strategy

- Provide a distinct and proportional allocation of future housing funding to urban and rural Indigenous housing
- Create a permanent Urban and Rural Indigenous Housing Trust
- Increase funding for urban/rural Indigenous support service organizations
- Consult with Indigenous representatives in advance of future Housing Ministers meetings
- Respect the Daniels decision in future housing policy
- Dedicate a seat on the CMHC Board of Directors for an Indigenous representative:
- Compliment implementation of the Truth and Reconciliation Commission report

From Words to Action: Implementation

- Develop a robust National Housing Strategy implementation plan
- Establish a Canadian center of excellence in housing to act as a national research, innovation and public policy Hub for economic growth, sector development and knowledge generation/exchange, along with data and resource management. The Hub could also serve as the mechanism that would be used to measure and report upon implementation indicators as previously discussed.



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