Canada’s National Housing Strategy

What it Means for Canada’s Housing System

Owning, Renting, Homelessness

David Hulchanski, PhD, Professor
University of Toronto
Factor-Inwentash Faculty of Social Work

Politics of Housing, UBC-O
Kelowna, September 2019
THE POLITICS OF HOUSING
IN THE OKANAGAN AND BEYOND

Join us for a wide-ranging conversation about issues facing Canadians today.

MONDAY, SEPT. 30
MARY IRWIN THEATRE
421 CAWSTON AVE.
7:00-9:00PM

KEYNOTE SPEAKER: Dr. David Hulchanski, Professor of Housing and Community Development, University of Toronto

TALK: Canada’s National Housing Strategy: What it means for homeownership, renting and homelessness.

TUESDAY, OCT. 1
UBC OKANAGAN
UNC 200
4:00-5:30PM

PANEL DISCUSSION:
Social Housing and Homelessness

SPEAKERS:
Gordon Lovegrove, UBCO
Ken Chau, UBCO
Kyleen Myrah, OK College
Journey Home Taskforce
John Graham, UBCO

TUESDAY, OCT. 1
KELOWNA PUBLIC LIBRARY
1380 ELLIS ST.
7:00-9:00PM

With opening remarks from Mayor Colin Basran

PANEL DISCUSSION:
Sustainability: Indigenous and Green Housing

SPEAKERS:
John Bass, UBCV
Jaimie Harris, Heiltsuk Nation
Brian Rippy, OK College
Trevor Butler, Passive House

All talks are free to attend and open to the public, but registration is required at politicsofhousing.eventbrite.com
1. MACRO-CONTEXT: THE HOUSING SYSTEM
Canada’s Housing System

The 96% & The 4%
Canada's Housing System: 96 & 4

Market Housing
96%
Buy or Rent from Private Sector

Housing Subsidies
Mainly home ownership

Non-Market Housing
4%

Non-market Housing
Netherlands 34%
Austria 26%
Scotland 24%
Denmark 22%
Sweden 18%
England 18%
France 19%
Canada 4%
Australia 4%
USA 4%
Myths about Housing Tenure

• There is a single best housing tenure.
• Developed countries are societies of owners.
• Every household wants to own.
• Every landlord owns a lot of property.
• Landlord-tenant relations are conflictive.
• Owners are better citizens than tenants.

Housing System

Macro Level Contextual Factors

• Income & wealth gap / polarization
• Labour market realities
• Effort focused on addressing social & economic needs? Discrimination?
• Owners/renters income gap
• Policy on housing tenure neutrality
CANADIAN HOUSING SUBSIDIES

Owners
$8 billion

Private Rental
$0.5 billion

Social Rental
$2.5 billion

The Gini coefficient takes values between 0 for a perfectly equal income distribution where every person has the same income, and 1 which refers to a situation of maximum inequality where all income goes to one person. OECD average = 0.30.
Total Tax Revenues as a Percentage of GDP, 2015
Fifteen OECD Countries in Three Groups

Nordic Countries
- Denmark: 47%
- Finland: 44%
- Sweden: 43%
- Norway: 38%

Western European Countries
- France: 46%
- Belgium: 45%
- Austria: 43%
- Netherlands: 38%
- Germany: 37%

Anglo-American Countries
- New Zealand: 33%
- United Kingdom: 33%
- Canada: 32%
- Australia (2014): 28%
- United States: 26%
- Ireland: 24%
Homeownership Share, 2014 or latest year
Fourteen OECD Countries

<table>
<thead>
<tr>
<th>Country</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Germany</td>
<td>45%</td>
</tr>
<tr>
<td>Austria</td>
<td>50%</td>
</tr>
<tr>
<td>Denmark</td>
<td>54%</td>
</tr>
<tr>
<td>Netherlands</td>
<td>57%</td>
</tr>
<tr>
<td>Sweden</td>
<td>61%</td>
</tr>
<tr>
<td>France</td>
<td>61%</td>
</tr>
<tr>
<td>Australia</td>
<td>63%</td>
</tr>
<tr>
<td>United States</td>
<td>63%</td>
</tr>
<tr>
<td>United Kingdom</td>
<td>63%</td>
</tr>
<tr>
<td>Belgium</td>
<td>66%</td>
</tr>
<tr>
<td>Finland</td>
<td>66%</td>
</tr>
<tr>
<td>Canada</td>
<td>69%</td>
</tr>
<tr>
<td>Ireland</td>
<td>69%</td>
</tr>
<tr>
<td>Norway</td>
<td>76%</td>
</tr>
</tbody>
</table>

Share of all household tenure types. With or without mortgage.
Objectives of a Housing System

For an Inclusive Housing System

1. stimulate adequate housing production

2. help produce a mix of housing choice (tenure, location, size, quality)

3. assist those who cannot afford adequate, appropriate housing
“We say we want housing to be cheap and we want home ownership to be a great financial investment.

“Until we realize that these two objectives are mutually exclusive, we’ll continue to be frustrated by failed and counter-productive housing policies.”
Public Policy since the 1980s, 1990s

**DEREGULATION**: housing finance; rent regulations... Not ending regulation, but rewriting them to make real estate a more liquid commodity

**FINACIALIZATION**: full exercise of the political and economic power of those who profit from financial services and instruments, and real estate finance

**GLOBALIZATION of HOUSING**: residential real estate dominated by financial networks that are global in scope

**AUSTERITY**: cutback is social supports, tax cuts for wealthy

**REDISTRIBUTION of INCOME** and wealth to highest income individuals
Summary of Canadian housing policy

Keeping to the Marketplace
Insider / Outsider Dualisms in the Housing System

- homeowners vs. renters
- stable vs. precarious renters
- affordable vs. unaffordable housing
- highly-indebted vs. less-indebted households
- older vs. younger households
- lower income households in social housing vs. ...
- housed vs. unhoused (dehousing processes)

Dualisms: Outsiders in our Housing System

Are more likely to be

• younger
• lower-educated
• from less-wealthy family backgrounds
• from a renter vs. homeownering family
• from a disadvantaged/racialized group

Actual Objective of our Housing System

A mechanism for increasing wealth and income inequalities

Some “countries have come to organise their housing systems as mechanisms for encouraging rentier returns and increasing wealth and income inequalities.” (Maclennan and Miao, 2016)
2. CANADA’S HOUSING SYSTEM
Objective 1 of a Housing System

Does Canada have a housing supply problem?

For an Inclusive Housing System
Canadian Housing Starts Jump To Highest Level Since 2007

Canadian Housing Starts Hit The Highest Level Since 2007

Starts of new housing in Canadian CMAs reached a multi-year high last month. There were 234,238 annualized starts in June, up 3.46% from the same month last year. The last time it was this high was in 2007, and even then it was for only the month of September. Before that we need to go all the way back to 1990 to see this many housing starts for more than a month.
Objective 2 of the Housing System

Does Canada produce an appropriate mix of housing ownership/rental, family/non-family, special needs, etc., providing choice?

For an Inclusive Housing System
Housing Starts by Intended Market, 1989–2018
Canada, Cities over 50,000 population, and total

- All Other Starts
- Homeowner in Cities
- Condominiums in Cities
- Rental in Cities

CMHC Starts & Completions Survey data. Rental refers to dwellings constructed for rental purposes, regardless of who finances the structure (for-profit; non-profit). Some condominium units are investor owned and offered for rent. Ownership here refers to detached and semi-detached houses, and row townhouses. Source: Statistics Canada, Table: 34-10-0148-01 and CMHC Housing Market Portal.
Rental Units to be Funded by National Housing Strategy
Proposed Loans and Grants, Canada, 2018-2027

CMHC' "high" estimates of new rental units created receiving grants (subsidies) and/or repayable loans

<table>
<thead>
<tr>
<th>Year</th>
<th>Loans</th>
<th>Grants</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>558</td>
<td>1,731</td>
</tr>
<tr>
<td>2019</td>
<td>1,697</td>
<td>1,697</td>
</tr>
<tr>
<td>2020</td>
<td>1,931</td>
<td>1,665</td>
</tr>
<tr>
<td>2021</td>
<td>2,061</td>
<td>2,968</td>
</tr>
<tr>
<td>2022</td>
<td>2,131</td>
<td>2,910</td>
</tr>
<tr>
<td>2023</td>
<td>3,023</td>
<td>2,853</td>
</tr>
<tr>
<td>2024</td>
<td>3,289</td>
<td>2,797</td>
</tr>
<tr>
<td>2025</td>
<td>3,244</td>
<td>2,742</td>
</tr>
<tr>
<td>2026</td>
<td>3,120</td>
<td>2,689</td>
</tr>
<tr>
<td>2027</td>
<td>3,125</td>
<td>2,636</td>
</tr>
</tbody>
</table>

SOURCE: Canada Mortgage and Housing Corporation, special tabulation for the Parliamentary Budget Office, as of February 5, 2019.
“It’s a bit of a mystery how you actually get any of the federal funds and we’re working on that,” he says.

“And we got to this point because the federal government pulled all that money out of housing in the late eighties and nineties. That’s why we are where we are right now.”

— Kerry Gold, “Vancouver needs a huge increase in non-market housing,”

1996 Liberal Government Budget

The federal government “will phase out its remaining role in social housing”

CMHC will phase out its remaining role in social housing, except for housing on Indian reserves. The first step has already been taken – there has been no funding for new social housing units since 1993. To further clarify jurisdiction in the social housing field, the federal government is now prepared to offer provincial and territorial governments the opportunity to take over the management of existing social housing resources, provided that the federal subsidies on existing housing continue to be used for housing.

No, federal leadership in affordable housing has not been “restored” since 2016.
The Liberal Party, while in opposition (1984-1993), prepared a national housing strategy that it's co-authors, as the finance minister and housing minister in the 1990s, ignored.

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**Federal Liberal government's complacency on social housing**

By Colin Vaughan, 14 December 1998

Much is being said about Ottawa getting back into the social housing business. A good start was with Alfonso Gagliano to put a sock in it. As federal Minister of Public Works, Gagliano is responsible for Canada Mortgage and Housing Corporation.

With homelessness reaching crisis proportions and the supply of affordable housing down to a trickle, Gagliano has been under a lot of pressure to come up with some answers. So far, the minister's response has been to fire off dismissive letters to those with the gall to question the federal role.

... Even so, any signs of life in an otherwise moribund Ottawa are welcome. And if Ontario MPs are in need of ammunition for mounting another assault on the complacent Gagliano, they need look no further than the 1990 report of the National Liberal Caucus Task Force on Housing. Task Force co-chair Paul Martin said back then that "the lack of affordable housing contributes to and accelerates the cycle of poverty, which is reprehensible in a society as rich as ours." This one should be an easy sell when the issue finally surfaces at cabinet.

Colin Vaughan reports on politics and urban affairs for CITY-TV.
There is no proposed increase in expenditures on housing.

The largest NHS programs require joint 50% provincial funding. Thus some NHS funds may not be spent.

The Harper Conservative government spent more on housing in its two peak years than the Trudeau Libera’s.

SOURCE: Canada Mortgage and Housing Corporation, special tabulation for the Parliamentary Budget Office, budget actuals and forecasts as of February 5, 2019. Note: Expenditures after 2019 are deflated to the 2019 dollar baseline under the assumption that the observed annual rates of inflation for 2011 to 2019 will be replicated year-by-year for 2019 to 2027. Years furthest from 2019 have greater adjustment than years closer to 2019.
Objective 3 of a Housing System

Does Canada assist those who cannot afford adequate housing appropriate to their household’s needs?

For an Inclusive Housing System
Housing Allowance Share of GDP, 2015 or latest year
Thirteen OECD Countries

<table>
<thead>
<tr>
<th>Country</th>
<th>Share of GDP</th>
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</thead>
<tbody>
<tr>
<td>Norway</td>
<td>0.09%</td>
</tr>
<tr>
<td>United States</td>
<td>0.10%</td>
</tr>
<tr>
<td>Austria</td>
<td>0.16%</td>
</tr>
<tr>
<td>Ireland</td>
<td>0.21%</td>
</tr>
<tr>
<td>Australia</td>
<td>0.27%</td>
</tr>
<tr>
<td>Sweden</td>
<td>0.45%</td>
</tr>
<tr>
<td>Netherlands</td>
<td>0.47%</td>
</tr>
<tr>
<td>Denmark</td>
<td>0.48%</td>
</tr>
<tr>
<td>Germany</td>
<td>0.48%</td>
</tr>
<tr>
<td>New Zealand</td>
<td>0.48%</td>
</tr>
<tr>
<td>Finland</td>
<td>0.82%</td>
</tr>
<tr>
<td>France</td>
<td>0.83%</td>
</tr>
<tr>
<td>United Kingdom</td>
<td>1.41%</td>
</tr>
</tbody>
</table>

Total government spending as a percent of Gross Domestic Product (GDP). There is provision of housing allowances in Canada but data on public spending are not available.
The federal government is assuming that provinces and territories will meet the matching requirement, so the federal government is only budgeting to cover about half the cost of this benefit. 38
Social Rented Housing as a Share of All Housing
Twelve OECD Countries, 2015 or latest year

- Germany: 4%
- Australia: 4%
- Canada: 4%
- United States: 4%
- Norway: 5%
- Ireland: 9%
- Finland: 13%
- United Kingdom: 18%
- France: 19%
- Denmark: 22%
- Austria: 26%
- Netherlands: 34%

Share of all household tenure types. Social rental housing defined as "the stock of residential rental accommodation provided at sub-market prices and allocated according to specific rules rather than according to market mechanisms". Source: OECD Affordable Housing Database, PH 4.2.1.
Has homelessness been reduced over recent years?

Photo taken inside All Saints Church 24-hour winter respite centre last month.
Plight of the homeless
a ‘national disaster’

Coalition to issue an appeal today for all governments to take immediate emergency action

BY LAUDE MONSERBAATEN
POLICY ANALYST

Tonight, up to 4,700 people in Toronto won’t have a bed of their own to sleep in.
About 4,200 will find shelter in a hotel, leaving the rest to sleep outside as the temperature drops to about 5°C.

That’s a national disaster and all levels of government must take immediate emergency action, according to a Toronto-based coalition of social activists, academics and business people.

Urban homelessness deserves the same attention governments paid to victims of last winter’s ice storms in Eastern Canada, says the Toronto disaster relief committee in its appeal to be released today.

“Tis a national disaster,” said Cathy Crowe, a community health nurse in downtown Toronto. “The extent of human suffering and the number of people dying is unacceptable.”

Crowe, a spokesperson for the committee, says governments are ignoring the threat of diseases such as tuberculosis, HIV/AIDS and hepatitis, which are related to people’s homelessness.

The disaster relief committee is calling for mobile homes in

How to help Toronto’s victims

- City-owned units sit empty, A7
- Crow was found shirtless in an alley on a night when the temperature dipped to 7°C.
- Although there are no reliable national figures on homelessness, a 1987 survey by the Canadian Council on Social Development estimated that between 130,000 and 250,000 people across the country were

- How you can help
- Begin the Moss Park homeless as a 24-hour emergency shelter to handle overflow from existing shelters.
- Open smaller buildings to meet the needs of families, women and children, youth, Aboriginal people and those with addictions and chronic illnesses such as HIV and AIDS
- Suspend bylaws and policies that limit the location of services or housing for the poor or that prevent homeowners from creating basement apartments
- Designate several parks as refuges for the homeless and provide seasonal Out of the Cold program

- This continuing growth in demand is beginning to overwhelm the house system,” Jugi warned in a report to be discussed by city politicians today.
- “Clearly, something more or different needs to be done.”
- The increasing desperation of city officials dealing with the problem underscores the need for serious, multi-government
$200 Million = 0.06% of the federal budget in 2019

Federal Expenditures on Homelessness, Canada, 2001-2027
Actual and Planned, by Program Funding History (adjusted to 2019 dollars)

- Pre-2016 actual & baseline
- Budget 2016
- National Housing Strategy (NHS)

$200 Million = 0.06% of the federal budget in 2019

SOURCE: Public Accounts of Canada, various years to 2018. CMHC National Housing Strategy forecast, total $2.13 billion over ten years, 2018 to 2027.
Note: Expenditures after 2019 are deflated to the 2019 dollar baseline under the assumption that the observed annual rates of inflation for 2011 to 2019 will be replicated year-by-year for 2019 to 2027. Years furthest from 2019 have greater adjustment than years closer to 2019.
‘Federal spending on homelessness has been doubled by the Trudeau Government.’ Really?

Parliamentary Budget Office: it is a $86M/year (62%) increase over the five-year historical average.
3. NATIONAL HOUSING STRATEGY: RHETORIC VS. REALITY
“we have already helped more than almost one million Canadians access homes”

– Prime Minister Justin Trudeau in House of Commons, 2018

“Obviously we double counted to rhetorical advantage”

– MP Adam Vaughan, Toronto Star Interview, 2019
2015 Election Promise

Liberal Party National Policy Convention 2014

“create a national housing action plan that would produce affordable, safe housing for Canadians at all income levels

“objectives of the housing action plan

- elimination of waiting lists for affordable housing
- reduction of the cost of housing for middle and lower income earners
September 2015
Liberal Party’s housing platform released

A Liberal government will
“restore federal leadership in affordable housing”
with
“a comprehensive National Housing Strategy.”
Liberals earmark $40B for 10-year national housing strategy, introduce...

The federal government has announced the details of its ten-year national housing strategy that includes the introduction of a National Housing

cbc.ca
Annual Inflation Claims about the National Housing Strategy’s Budget

According to the

2017 budget: $11 billion
2018 budget: $40 billion
2019 budget: $55 billion

Actual Budgetary Expenditures on NHS programs as of 2018
$0.00
NHS is $16.1B over 10-years in new Fed. expenditures
In a year when the high cost of housing dominates the headlines, this year’s federal budget is promoting a bright shiny object: the allocation of $11 billion for housing.

Well before budget day, we were told to expect that $11 billion. On budget day, there it was, in all its glory.
There is no assessment of Canada's housing system, what works well, what does not.

It notes that 1.7 million people are in housing need and 25,000 are homeless.

Many Canadians feel a growing sense of housing insecurity.

A national housing strategy would explain why this is the case and identify appropriate remedial actions.
Prime Minister Trudeau tells Housing of Commons that “we have already helped more than almost one million Canadians access homes.”

MP Adam Vaughan explains:

“I mean, obviously we’ve double counted to rhetorical advantage, but that’s how much money is in the system. That’s why it’s $5.7 billion. We’ve done a hell of a lot of stuff.”
2018 Budget: “530,000 households will be removed from [housing] need.” How was this calculated?

Table 13: NHS programs’ contributions to 530,000 household target

<table>
<thead>
<tr>
<th>Program</th>
<th>Program Target</th>
<th>Program Contribution to 530K</th>
<th>Assumptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federally and Provincially Delivered Initiatives</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National Housing Co-Investment Fund &amp; P/T Priority Funding</td>
<td>300,000 units repaired (240,000 and 60,000 units respective)</td>
<td>10,000 households removed from housing need</td>
<td>3% of the repaired units will reduce housing need for a household</td>
</tr>
<tr>
<td></td>
<td></td>
<td>This is highly questionable ➔</td>
<td></td>
</tr>
<tr>
<td>Federally Delivered NHS Initiatives</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>National Housing Co-Investment Fund</td>
<td>60,000 new units built</td>
<td>17,400 new affordable units + 2,000 shelters beds</td>
<td>30% of new units will be affordable</td>
</tr>
<tr>
<td></td>
<td>240,000 units repaired</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,400 new affordable units created for people with developmental disabilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4,000 shelter spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7,000 new affordable units created for seniors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Federal Lands Initiative</td>
<td>4,000 new units built</td>
<td>1,200 new affordable units</td>
<td>30% of new units will be affordable</td>
</tr>
<tr>
<td>Federal Community Housing Initiative and</td>
<td>55,000 social and community housing units maintained</td>
<td>20,900 households whose housing need is eliminated (Aspirational target)</td>
<td>No households in social and community housing should be in need. The 2011 National Households Survey estimated that 38% of social and community housing units were in housing need</td>
</tr>
<tr>
<td>Affordable Rental Housing Innovation Fund</td>
<td>4,000 affordable housing units built</td>
<td>4,000 new affordable units</td>
<td>All new units will be affordable</td>
</tr>
<tr>
<td>Rental Construction Financing Initiative</td>
<td>10,000 new units built</td>
<td>3,000 new affordable units</td>
<td>30% of new units will be affordable</td>
</tr>
</tbody>
</table>
2018 Budget: “530,000 households will be removed from [housing] need.” How was this calculated?

<table>
<thead>
<tr>
<th>Province / Territory</th>
<th>Canada Community Housing Initiative and P/T Priority Funding</th>
<th>50,000 households whose housing need is significantly reduced or eliminated through a combination of new units and rental supplements (Aspirational Target)</th>
<th>50,000 households whose housing need is significantly reduced or eliminated (Aspirational Target)</th>
<th>Based on an analysis of IAH historical data which included an application of assumptions on efficiency gains. All units created will be affordable.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Canada Community Housing Initiative</td>
<td>330,000 social and community housing units maintained</td>
<td>125,400 households whose housing need is eliminated. (Aspirational target)</td>
<td>No households in social and community housing should be in need. The 2011 National Household Survey estimated that 38% of households living in subsidized housing were in housing need.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>These are existing, occupied housing units; their housing need is already reduced or eliminated.</td>
<td>Their existing &quot;reduced need&quot; will be &quot;eliminated&quot;? Show us the research supporting this claim!</td>
<td></td>
</tr>
<tr>
<td>Targeted Northern Housing Fund</td>
<td>3,000 housing affordability supports provided households assisted</td>
<td>3,000 households whose housing need is reduced or eliminated</td>
<td>Housing need will be reduced or eliminated for all households supported</td>
<td></td>
</tr>
<tr>
<td>Canada Housing Benefit</td>
<td>300,000 housing affordability supports provided</td>
<td>300,000 households whose housing need is reduced or eliminated</td>
<td>Housing need will be reduced or eliminated for all households supported</td>
<td></td>
</tr>
</tbody>
</table>

A note about the CHB: By year 5 (2024/25) program spending is estimated to be $500mil (50% Fed; 50% P/T). Assuming no administration costs: $500 mil / 300,000 households = $1,700 per HH per year = average of $140 per month. This is not significant rent payment assistance to low-income households in most places in Canada, especially in most larger metropolitan areas. Why pretend this helps with obtaining adequate housing; why not simply better fund any existing financial assistance program that targets low-income households? No new administration costs.

Table 13 Source: Produced by CMHC. It is from documentation provided to the Parliamentary Budget Office (PBO) by CMHC in February 2019 in response to PBO’s request for housing data and explanation of certain housing activity and financing claims; obtained under the Access to Information Act by D. Huchanski, University of Toronto, May 2019. Document title: “Response to the Parliamentary Budget Officer - Part 2,” undated.
PBO Report: Conclusions

• a $325 million/year (14%) reduction in funding for Assistance for Housing Needs programs intended to help low-income households
• a $167 million/year (12%) reduction in funding for transfers to the provinces and territories
• a $175 million/year (30%) reduction in funding for federal community housing (social housing)
• a $664 million/year increase in funding for Financing for Housing programs which are not necessarily targeted to low-income households
PBO Report: Conclusions

• It is not clear that the NHS will reduce the prevalence of housing need relative to 2017 levels.

• Overall, the NHS largely maintains current funding levels for current activities and slightly reduces targeted funding for households in core housing need.

• CMHC’s assumptions regarding the impact of NHS outputs on housing need do not reflect the likely impact of those programs on the prevalence of housing need.
From 2016 to 2027 the stream of subsidies on pre-2016 housing programs declines annually because there is no renewal of any.

Proposed NHS spending will increase but the overall total will remain about the same as in the past, $2.5 billion. With no social housing supply program.
Housing Program Expenditures, Canada

Summary: If NHS is fully implemented federal housing expenditures will remain at mid-1990s levels.

SUMMARY

The 2017 National Housing Strategy

• No systemic change in the nature and outcomes of Canada’s housing system

• New or rebranded programs are funded at an historically low % of the federal budget

• New programs enhance corporate real estate profit taking from land and housing

• The 1990s LPC policy of a small federal government role in assisted housing is continued
SUMMARY

What will the NHS do if implemented?

1. Most of the existing social housing stock will be protected; will receive subsidy renewals for rent-geared-to-income residents and some rehabilitation subsidies.

2. There will be additional annual supply of new expensive rental housing but too few to have any noticeable or significant impact.

3. What else? The annual expenditures are too low to have much impact.
There is no One Solution: Examples

1. Develop a comprehensive housing strategy
2. Restrict foreign ownership
3. Close the tax havens
4. Rental price controls
5. Use municipal powers
6. Limited ban on AirBNBs
7. Housing co-operatives
8. Zero-interest capital loans
9. Affordable housing tax levy
10. Municipal levy on properties bought by non-residents
11. Municipal levy on empty houses or second homes
12. Escalating property transfer tax on high-end properties
13. Housing Speculation Tax
14. Investment tax on people who avoid capital gains tax
15. Federal inheritance tax
16. Affordable housing land bank
17. Housing First
18. Creativity in affd housing supply
19. Student housing
20. Sociable homes
21. New villages
22. A Cdn affd housing alliance

Guy Dauncey, 2016

https://thepracticalutopian.ca/2016/12/03/canadas-housing-crisis-twenty-two-solutions/
Macro Level: Year-by-year reverse the negative trends

GOVERNMENT: Fair, inclusive policies

- LABOUR MARKET: Wages, Regulations
- HOUSING SYSTEM: Cost of Housing
- TAXES & TRANSFERS: Fair Distribution
- DISCRIMINATION: Effective Protections
Politics of Housing

Implications of High Property Ownership

• Owners are the majority of voters
• Governments take extensive measures to prevent land and house prices from falling
• Owners expect & defend unearned housing wealth gains & inequalities that flow from them
• Owners resist the taxation of ‘scarcity rents’, speculation, unearned capital gains, etc.
• Housing and land values are allowed to rise faster than household income

Maclennan and Miao, 2016
Adequate Housing is a Human Right

In Canada, it is not a justiciable human right

Article 25

Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in

Universal Declaration of Human Rights, 1948