



LET'S TALK CO-OPERATIVE HOUSING

Partner with Co-operatives
to House Canadians



CO-OPERATIVE HOUSING FEDERATION OF CANADA



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Advocacy Priorities Pre-Strategy

- In the years leading up to the release of the National Housing Strategy, CHF Canada's main advocacy priorities to the federal government were:
- **Protect:** continuing assistance to low-income households
- **Support:** empower co-ops to renew and regenerate their existing assets
- **Grow:** catalyze growth within the co-op housing sector
- **Result: 10-year Strategy, \$40 billion**



November 2017



Protecting Co-op Homes

- Federal Community Housing Initiative (\$500 million)
 - Federally-administered agreements
 - Phase 1: continued assistance for co-ops with agreements expiring between April 2016 and March 2020.
 - Phase 2: co-developed solution for co-ops for remainder of the NHS.
- Canada Community Housing Initiative (\$4.3 billion)
 - Continuing assistance, repair/renewal, new supply
 - Cost-matched with provinces



Renewal and Growth of Co-ops

- National Housing Co-Investment Fund (\$15.9 billion)
 - Build (60,000 units), repair (240,000 units)
 - Contributions (\$4.7 billion), low-interest loans (\$11.2 billion)
 - Supplemented by other orders of government
 - Dollars, land, inclusionary zoning, accelerated municipal approval, waiving development charges/fees, tax rebates, other government loans.
- Criteria: affordable, green, accessible
 - Affordability: 30% of new units must be at or below 80% of MMR for 20 years
 - Green: 25% reduction in energy consumption/GHG emission
 - Accessible: 20% of units must be accessible



Building New Co-ops

- The National Housing Strategy aims to create 50,000 new units of community housing, including co-op housing. This is partly done through the National Housing Co-Investment Fund
- Overall, the government's goal is to build 100,000 new units of rental housing, some of it will be set at an affordable rate.
- The federal government will transfer \$200m in federal lands and remediation funds to housing providers.



Canada Housing Benefit

- Paid directly to individuals and families living in community housing (including co-ops), on a housing waitlist, or in the private market.
- 300,000 households minimum, \$2,500 a year
- Worth up to \$4 billion with provincial contributions
- It will be developed in partnership between the federal, provincial, and territorial governments starting in 2020.
- The specifics surrounding the Canada Housing Benefit are still being developed.



February 2018



Budget 2018

- Rental Construction Financing Initiative
 - Increased to \$3.75 billion in low-cost loans for three years
 - 100% financing of the project, 10-year loans
 - “Borrowers must meet minimum requirements for affordability, energy efficiency and accessibility”
 - Estimated construction of 14,000 units
- Distinction-based housing strategies for Inuit, Métis, and First Nations
 - \$1.5 billion over five years



April 2018



Multilateral Agreement



Ontario Provincial Election

Build more affordable rental housing

- Ontario needs to generate at least 6,500 units/year of affordable rental over the next 10 years to meet the need.
- Historically, almost $\frac{1}{4}$ of community housing developed in Ontario was co-op housing. Today, it's less than 4%.
- If government doesn't take action, then low- and middle-income families will continue to struggle to get ahead because of the high cost of their housing.



Ontario Provincial Election

Partner with co-ops and non-profits to fix the affordable housing program

- Reset the program design with a flexible mix of loans and grants to allow community housing providers to play a more active role in developing new housing.



Ontario Provincial Election

Sign on to the National Housing Strategy

- With \$40 billion committed over a 10-year period, this may be the catalyst for creating more co-op homes.
- However, \$7.7 billion of the funding is dependent on the provinces sharing the cost.
- Sign onto the National Housing Strategy and come forward with its share of funding, and more.
- The National Housing Strategy is an important first step but each year it will build only 2,000 of the 6,500 (31%) new units of affordable housing Ontario needs.



Ontario Provincial Election

What you can do

- Talk to candidates at your door. Find out what they will do to support the growth of co-op housing.
- Organize an event with candidates at your co-op. We can help!
- Attend all-candidates events and ask questions about housing.
- Get the co-op vote out! Encourage members to register and vote!



Ontario Provincial Election

Key Questions

- **Will you** help build more co-op housing to meet the needs of Ontarians looking for good-quality, affordable homes?
- **Will you** fix the affordable housing program so that small community housing providers like co-ops can better participate?



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