

# Implementing National Housing Policy in a Federal State: the Canadian Experience.

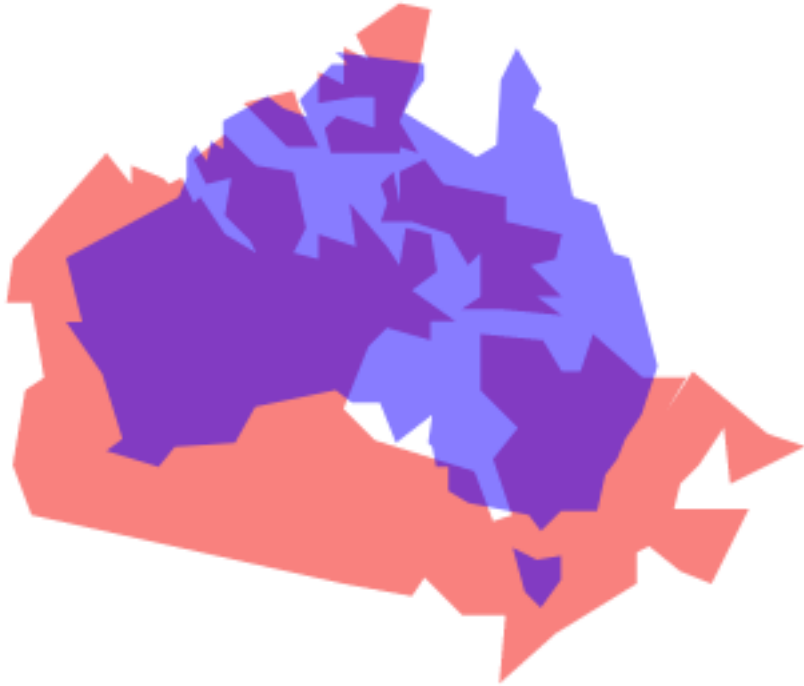
National Housing Conference  
August 30, 2019

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Steve Pomeroy Focus Consulting Inc.

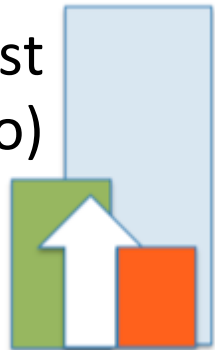


# Two comparable countries

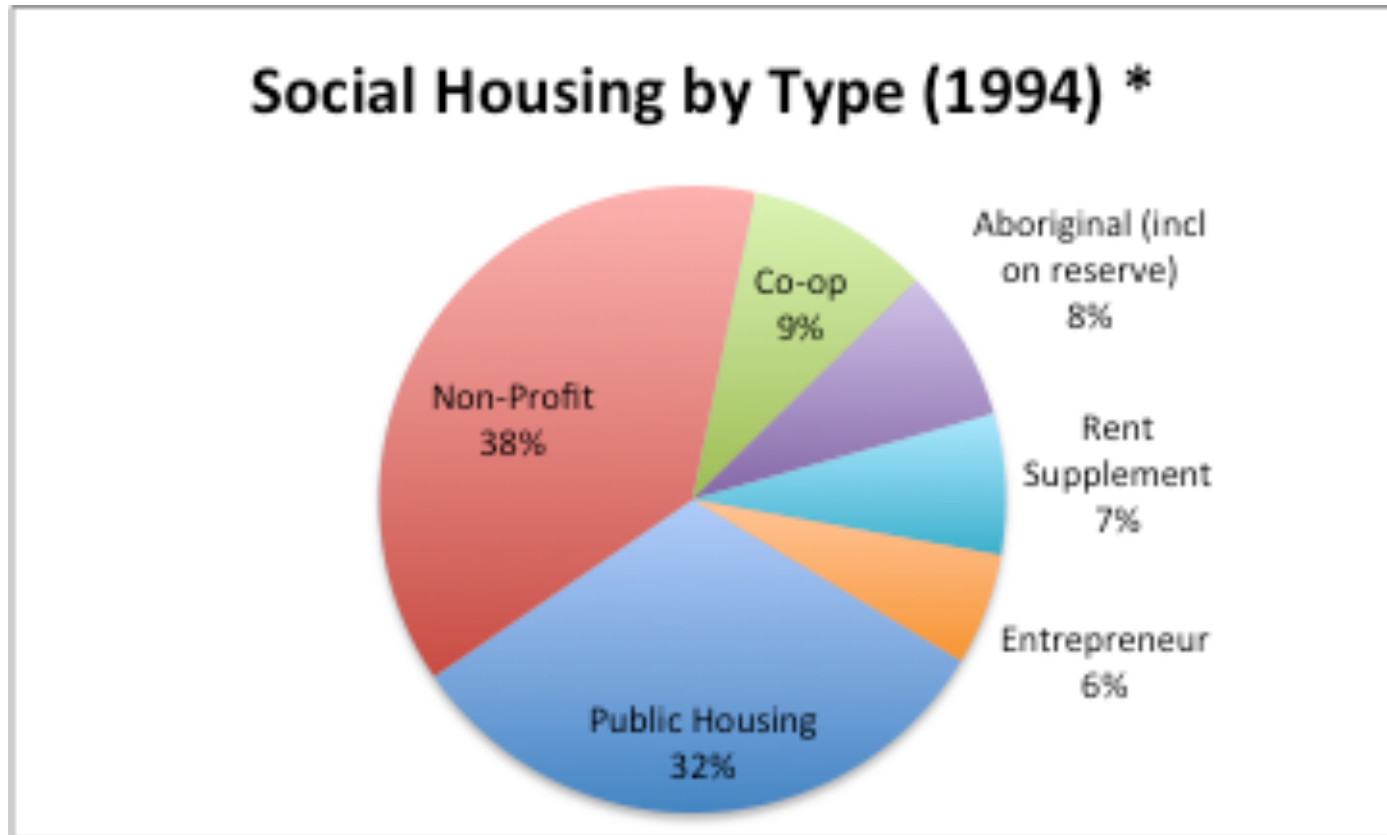


- British colonies
  - Large geographies
  - Resource based economies
  - Federal states
  - Indigenous Populations
  - Similar housing tenure mix
- Canada:

- 69% Homeownership
  - 26% Private rental
  - 5% Social housing
- High home prices in largest cities (Vancouver, Toronto)



# Public Housing is about 1/3; Community Housing (2/3)



- Total just over 600,00 homes – many older and need rehabilitation
- Note NHS 2017 adopted term “community housing” to include both public and social

Focus Consulting Inc. 2019

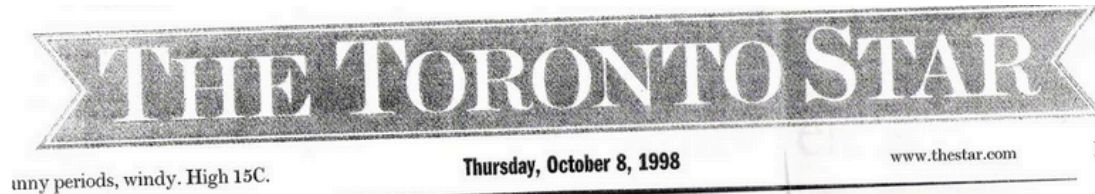


*“We will end all new funding for social housing effective Dec 31<sup>st</sup> 1993”*

Federal Budget Speech 1993



# The Rallying Cry



## Plight of the homeless a 'national disaster'

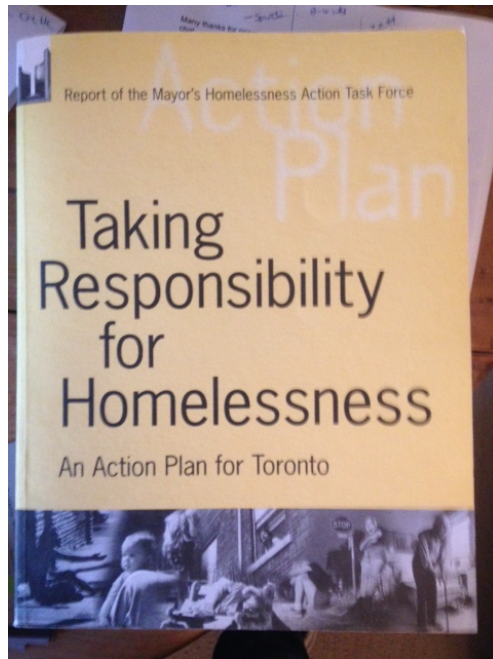
Coalition to issue  
an appeal

National Housing Day | Canadian Centre for Policy Alternatives  
<https://www.policyalternatives.ca/publications/.../national-housing-day> ▼  
Nov 21, 2012 - Canada is the only country in the G8 that does not have a national housing  
strategy. ... While a long-term strategy remained out of sight, social housing ... agreements were  
about to expire starting in 1999 through to 2032.



# Federal re-engagement

## 1999 National Homeless Initiative



2001 Minister Gagliano announced Affordable Housing Initiative – new approach, matched with PTs \$



# Persistent advocacy ...political traction

- 2015 Liberal election platform





# Consultation on a National Housing Strategy



- Website
- Invited submissions
- Extensive consultation workshops
- Wide range of stakeholders including community housing groups, indigenous communities
- Expert panels





# National or federal strategy?

*The NHS is built on strong partnership between the federal, provincial and territorial governments, and continuous engagement with others, including municipalities, regional Indigenous governments and organizations, national Indigenous organizations, the social and private sectors.*



# WHAT WE HEARD

## Shaping Canada's National Housing Strategy

4 priorities:

- Distinct needs (i.e. the most vulnerable);
- Preserve and enhance existing social housing;
- Ensure a balanced housing supply (need to increase purpose built rental); and
- Environmentally sustainable housing (placing emphasis on low emission energy efficient elements in subsequent programming).





### National Housing Strategy Targets

🎯 **530,000**  
households removed  
from housing need

🎯 **100,000**  
new housing units created  
representing **4X** as many units  
built under federal programs  
from 2005 to 2015\*

🎯 **300,000**  
existing housing units repaired and  
renewed representing **3X** as many  
units repaired and renewed under  
federal programs from 2005 to 2015\*

🎯 **385,000**  
households protected  
from losing an affordable  
home and another  
**50,000** benefiting from  
an expansion of  
community housing

🎯 **50%**  
reduction in estimated  
number of chronically  
homeless shelter users

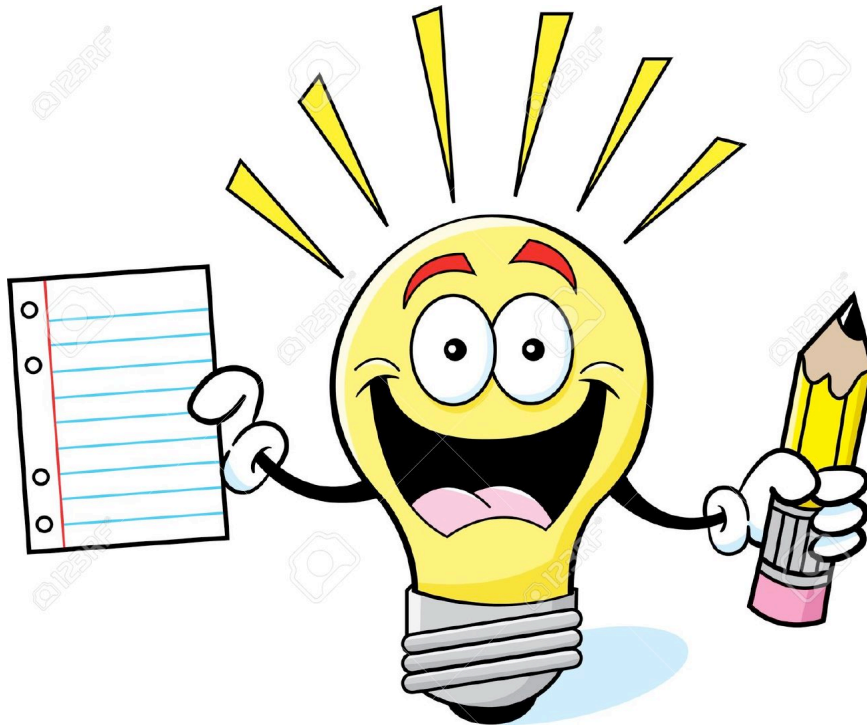
🎯 **300,000**  
households provided with  
affordability support through  
the Canada Housing Benefit



\* Compared to units built and repaired through the Affordable Housing Initiative (AHI), Renovation Programs and the Investment in Affordable Housing (IAH).



# Lessons and insights



# Thank you!

Additional background reports available at  
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