

Elevation 2.0 Conference

Canadian Institute of
Planners (CIP) &
Planning Institute of
British Columbia

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Canada Mortgage and Housing Corporation

CMHC.ca

Canada



The Housing Continuum

Housing pressures impact all parts of the housing continuum.

- Housing is a continuum, including transitional and supportive housing, social or community housing, affordable rental housing and homeownership – each critically important to meet different needs of different population groups.
- The housing system involves many inter-relationships between players (individual, corporate, government) involved in the production, consumption or regulation of housing.
- A well-functioning housing system is fundamental to a human rights-based approach to housing to ensure people have access to adequate housing that meets their needs and that they can afford.



Qualities of a stable, well-functioning housing system



- Promotes **long-term affordability**, for **all segments** of the population.
- Includes **supports and services** to ensure the right to adequate housing, and that no groups or individuals are left behind.
- Contributes to **economic growth and stability**, by housing a growing labour force while supporting housing-related industries.
- Improves **sustainability and the environment**, as a result of where and how housing is designed, built, renovated and operated.
- Is **resilient** in the face of crises—environmental, economic, or other.

Housing and Affordability Context in Canada

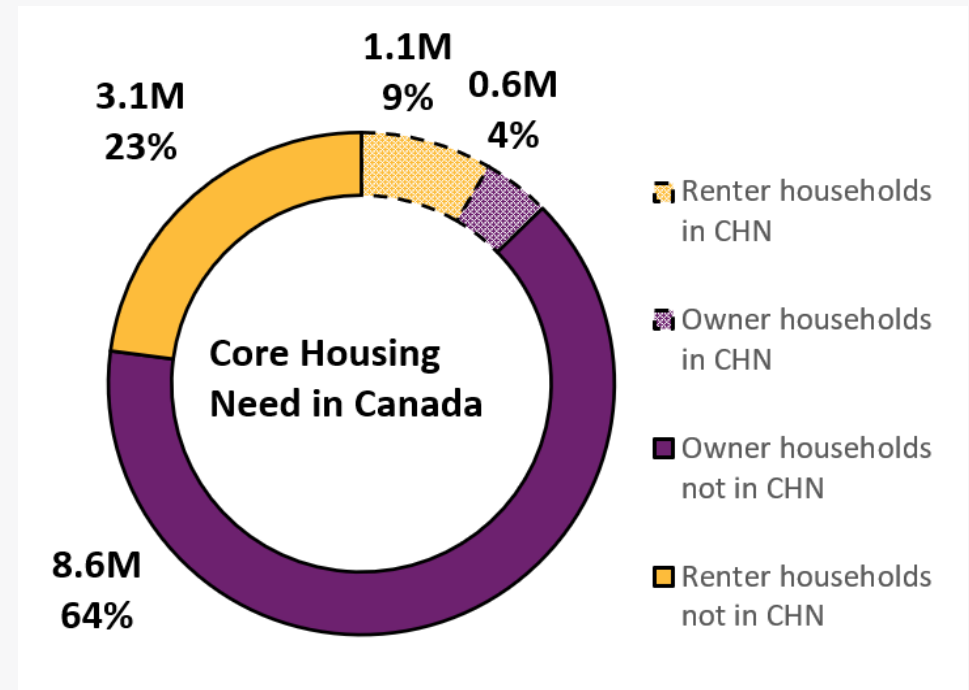
Deteriorated affordability and lack of movement across the housing continuum have resulted from lack of supply, increased demand, and house price and rent increases that have outpaced wages.

- **Inflation and interest rates are rising.** Path of inflation is uncertain and represents a risk for market stability and affordability. Costs are increasing due to labour shortages and supply chain issues.
- **Higher interest rates** may slow down price growth but will not lead to a decline, resulting in **deteriorating housing affordability**, including for those in the lowest income brackets.
- Historically **low listings and low new unit inventory** are putting upward pressure on prices. Housing supply is not keeping pace with demand (including from immigration), resulting in buyers competing for scarce houses by bidding prices higher.
- **House price growth is outpacing income growth** in many markets, making housing less affordable.
- **Transition from rental to ownership is not affordable** for even the highest income quintile renters in Toronto and Vancouver.
- Although rent growth slowed across Canada, including a decline in Toronto, several centres have been experiencing **rent increases**, including Vancouver and Montreal.

Households in Core Housing Need

In Canada, **12.7%** of households (or **1.7M households**) are in core housing need (2016 Census).
89% of renter households in core housing need have annual household incomes of less than \$40,000.

Acceptable Housing Standards	
Adequacy	Major repairs are not required and residents have the means to move to a good unit in their community
Suitability	There are enough bedrooms for the residents, and they have the means to move
Affordability	Housing costs are less than 30% of before-tax household income

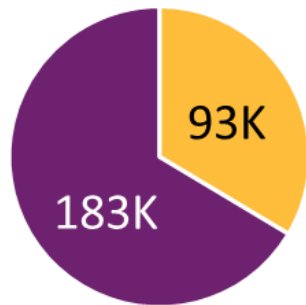


A household is in **Core Housing Need** if the household does not meet one of the three housing standards for acceptable housing and the household's before-tax income is insufficient to access acceptable alternative housing in the community.

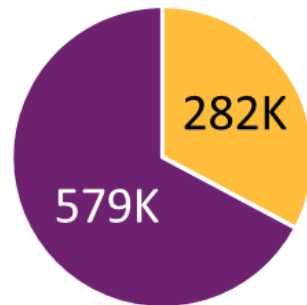
Number of Renters in Core Housing Need

Housing need varies by sub-population. Some groups are more vulnerable and increasingly impacted by housing unaffordability pressures.

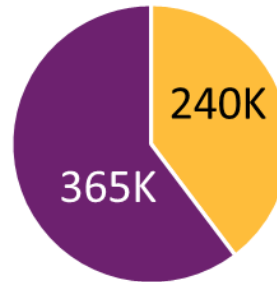
**Indigenous persons
off-reserve**



Senior household

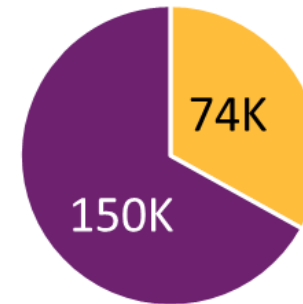


**Single parent family
household**

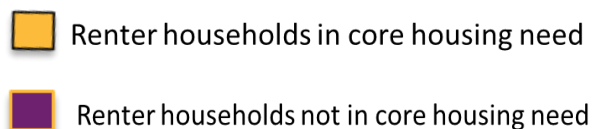
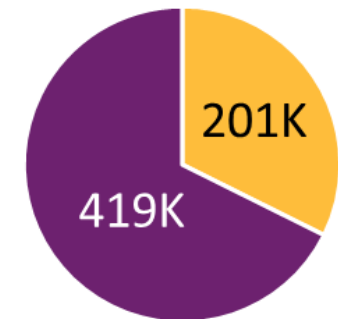


Racialized groups

Black



Other visible minority



The National Housing Strategy (NHS)

National Housing Strategy is a \$72+ billion plan for 10 years, led by CMHC. It aims to:

- Reducing or eliminating housing need for at least 540,000 households;
- Creating at least 160,000 new homes for low- and middle-income households, and repairing or renewing more than 300,000 others; and
- Protecting at least 385,000 existing community housing units and creating 50,000 new ones.
- Reducing by 50% the number of chronically homeless shelter users.

The NHS is a toolkit of complementary initiatives that address needs across the entire housing continuum.



Principles of the National Housing Strategy

People

Every Canadian deserves a safe and affordable home.

Housing investments must prioritize those most in need.

Housing policy should be grounded in the principles of inclusion, participation, accountability, and non-discrimination.

Communities

Housing programs should align with public investments in job creation, skills training, transit, early learning, healthcare, and cultural and recreational infrastructure.

Housing investments should support Canada's climate change agenda and commitment to accessible communities.

Communities should be empowered to develop and implement local solutions to housing challenges.

Partnerships

First Nations, Inuit and Métis Nation housing strategies must be co-developed and founded in the values of self-determination, reconciliation, respect, and cooperation.

Transparent, accountable partnerships between all levels of governments and civil society partners are required to develop good policy.

Community housing sector must be prioritized, protected and grown.