



Government
of Canada

Gouvernement
du Canada

Unclassified | Non classifié



Unlocking Canadian Housing: Public-Private Partnerships

Housing, Infrastructure and Communities Canada, Strategic
Policy Directorate

*(Jackson Skam, Jacky Chan, Jaimi Plater, Jason Maked, Jennifer Jackson,
Josianne Trudel)*

Canada 

Canada's social housing deficit is a crisis hiding in plain sight

Housing is both a human right and a profitable asset, and that's the problem

The great 'supply' solution to Canada's housing crisis flounders — further

The big problem with housing affordability? Real estate is still a valuable asset

It's time we levelled with young people: Housing affordability as we knew it is gone forever

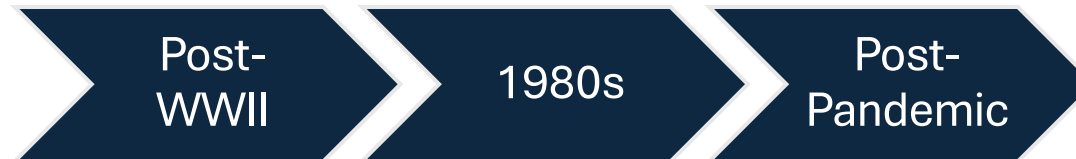
These two Canadian cities are deemed 'impossibly unaffordable' in new report



Context: Housing Affordability Crisis



- The evolution of the crisis:



- While demand for housing grew as Canada's population skyrocketed, no safeguards were put in place to ensure supply would continue to meet demand.
 - As a result, housing prices steadily increased, and the construction of new homes stalled.
- The crisis is further propagated by municipalities' zoning regulations and federal/provincial jurisdictional challenges.



Context: P3s & Affordable Housing



- Public-Private Partnerships (P3s) are an emerging trend in the production of affordable housing.
 - The private sector cannot and will not produce affordable housing without some form of incentive.
 - Municipalities lack the funding and resources required to produce low-cost housing on their own.
- **Affordable housing: costs less than 30% of before-tax income.**
 - Affordable housing refers to various types of housing, including single-family homes, condominiums, apartments, townhomes, etc.



Policy Options & Analysis



Option 1: Status Quo	Option 2: Status Quo + Canadian Renter Benefit
<p>Build Canada Homes initiative.</p> <p>Cost: \$35 billion.</p> <p>Positive:</p> <p>→ Supports Canadian industry.</p> <p>Challenge:</p> <p>→ Current funding formula only provides \$20,000 per unit built.</p>	<p>Build Canada Homes + \$1,000 monthly benefit for low-income renters.</p> <p>Cost: \$35 billion + \$107 billion annually.</p> <p>Positive:</p> <p>→ Direct support to renters.</p> <p>Challenge:</p> <p>→ Costs are a significant barrier.</p>



Policy Options & Analysis



Option 3: Public-Private Partnership Pilot

P3 pilot project focused on developing affordable housing units in Ottawa, Ontario. Focuses on developers, Canadian industry, and municipalities.

Cost: \$1.2 billion for the pilot and \$35 billion altogether.

Positives:

- Will support both developers and renters/homeowners.
- Offers a tailored approach.

Challenge:

- Requires coordination with provinces and municipalities.



Recommended Option – P3 Pilot Project



Targets	Mechanisms
<p>20,000 Units over a 5-year timeline</p> <ul style="list-style-type: none">➤ Social housing➤ Indigenous housing➤ Apartments➤ Condominiums➤ Townhomes➤ Single homes	<ul style="list-style-type: none">➤ <i>Public Lands for Homes</i>➤ <i>Expression of Interest</i>➤ Subsidies for developers using Canadian-made materials➤ Long-term maintenance and support from developers➤ Quotas for affordable housing



Key Considerations – Strategies & Policies



Provincial	National	International
<ul style="list-style-type: none">➤ Expression of Interest - SK➤ Affordable Housing Program – QC➤ Action Plan for Housing – NS➤ səmiq^{wəʔelə} (Place of the Great Blue Heron) – BC	<ul style="list-style-type: none">➤ National Housing Strategy Act➤ Build Canada Homes➤ Public Lands for Homes Plan➤ National Expression of Interest	<ul style="list-style-type: none">➤ Housing Development Board - Singapore➤ Social Housing Model – Vienna, Austria*➤ Minha Casa Minha Vida - Brazil➤ Public Housing System - USA



Key Considerations



Stakeholders

- Consumers → Who will benefit?
- Developers → How to incentivize?
- Indigenous groups → What safeguards will be in place?

Risks

- Compliance → Who will enforce?
- Legal → Municipal zoning?
- Reputational → How to avoid loss of public trust?



Next Steps



- Consultations with other departments to ensure feasibility across the country.
- Engaging with provincial and municipal governments.
- Establish systems to spread awareness amongst residents.
- Create a framework for other cities who would want to take part in this program.



Government
of Canada

Gouvernement
du Canada

Unclassified | Non classifié



Supplementary Materials



Appendix A



	2018	2021	2022
	% of households	% of households	% of households
All households	21.5	19.5	22.0
Owner-occupied	16.2	14.3	16.1
With a mortgage	23.5	20.9	23.6
Without a mortgage	5.9	5.2	5.5
Renter	32.9	30.3	33.0
Living in social and affordable housing	29.4	22.2	25.4
Living in market rental housing	33.4	31.4	34.0

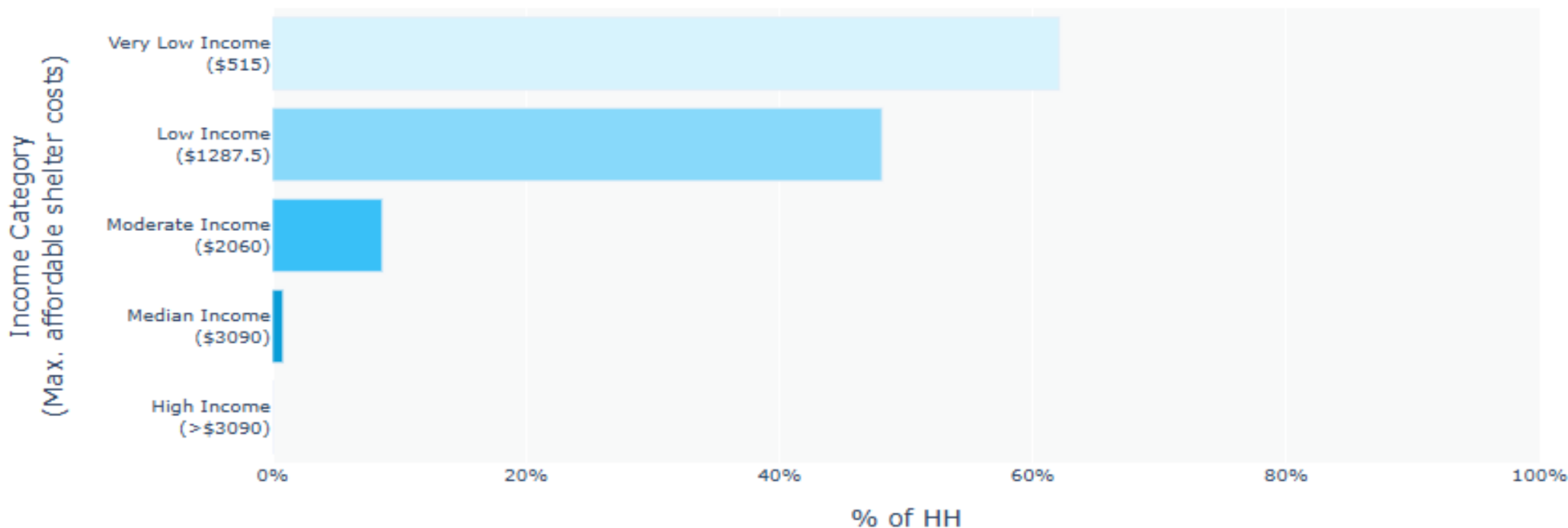
Source(s): Canadian Housing Survey, 2018, 2021 and 2022 ([5269](#)).



Appendix B



Percentage of Households in Core Housing Need, by Income Category, 2021
Ottawa (CD, ON)





Appendix C



Income Categories and Affordable Shelter Costs, 2021

Ottawa (CD, ON)			
Income Category	% of Total HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
Area Median Household Income		\$103,000	\$2,575
Very Low Income (20% or under of AMHI)	2.64%	<= \$20,600	<= \$515
Low Income (21% to 50% of AMHI)	16.16%	\$20,600 - \$51,500	\$515 - \$1,288
Moderate Income (51% to 80% of AMHI)	18.74%	\$51,500 - \$82,400	\$1,288 - \$2,060
Median Income (81% to 120% of AMHI)	22.5%	\$82,400 - \$123,600	\$2,060 - \$3,090
High Income (121% and more of AMHI)	39.96%	>= \$123,601	>= \$3,091



Appendix D



Income Categories and Affordable Shelter Costs, 2021

Ottawa (CD, ON) (Indigenous HH)

Income Category	% of Total Indigenous HHs	Annual HH Income	Affordable Shelter Cost (2020 CAD\$)
Area Median Household Income		\$103,000	\$2,575
Very Low Income (20% or under of AMHI)	4.4%	<= \$20,600	<= \$515
Low Income (21% to 50% of AMHI)	16.92%	\$20,600 - \$51,500	\$515 - \$1,288
Moderate Income (51% to 80% of AMHI)	19.48%	\$51,500 - \$82,400	\$1,288 - \$2,060
Median Income (81% to 120% of AMHI)	22.08%	\$82,400 - \$123,600	\$2,060 - \$3,090
High Income (121% and more of AMHI)	37.12%	>= \$123,601	>= \$3,091



Appendix E



Percentage of Indigenous Households in Core Housing Need, by Income Category, 2021
Ottawa (CD, ON)

