

AFFORDABLE AND NON-PROFIT HOUSING FEDERAL POLICY COMMITMENTS

LIBERAL, CONSERVATIVE, GREEN, AND NEW DEMOCRAT PARTIES

(March 24 – April 1, 2025)

OVERVIEW:

Since the start of the 2025 federal election cycle on March 24, 2025, The Liberal Party, the Conservative Party, the New Democratic Party, and Green Party of Canada have announced new policy commitments aimed at improving housing affordability and supporting non-profit housing development.

Among these parties, the NDP and Liberals have explicitly proposed initiatives targeting affordable and non-profit housing, while the other parties have focused more broadly on general housing affordability.

Each party's platform outlines a distinct approach to addressing the housing crisis:

Liberals: Proposing a more measured, economic approach similar to the market-based approaches of the Conservatives, but with more consideration to developing new affordable housing and addressing homelessness.

Conservatives: Emphasizing market-driven supply solutions (e.g., tax cuts, freeing land, reducing red tape, and training workers).

NDP: Focusing on large-scale public/non-profit construction (e.g., leveraging federal land and funding, with strong rent controls and co-op partnerships).

Greens: Proposing a return to federal social housing programs (public builds and strong regulation of affordability and speculation).



POLICY COMMITMENTS

Liberal Party of Canada (LPC)

During the current election cycle, the Liberals have introduced a comprehensive set of housing proposals, including several measures focused on affordable housing and supply. This includes:

- On March 23rd, as part of a larger middle-class tax cut, the Liberals announced they would eliminate the GST on all homes up to \$1 million for first-time home buyers ([link](#)).
- On March 31st, the Liberals announced an extensive housing platform as part of the 'Build Canada Homes' initiative ([link](#)):
 - **Establishing Build Canada Homes (BCH):** a new federal entity that would absorb all existing federal affordable housing programs from CMHC to streamline delivery and oversight. Specifically, BCH would be tasked with:
 - **Acting as a Developer:** Building affordable housing on scale, including on public lands.
 - **Catalyzing the Housing Industry:** Providing over \$25 billion in financing to innovative prefabricated home builders in Canada and expanding Canada's prefabricated and modular housing sector, to reduce build times and costs, while boosting sustainability and domestic job creation.
 - **Workforce Development:** Expanding apprenticeship programs and skilled trades training to address labour shortages and support large-scale housing delivery.
 - **Supporting Affordable Home Builders:** Offering \$10 billion in low-cost financing and capital to developers focusing on affordable housing:
 - **\$4B** for long-term fixed-rate loans.
 - **\$6B** for rapid-build affordable, supportive, Indigenous, and shelter housing, with \$2B of this amount for student/senior housing.
 - **Doubling Housing Construction:**
 - **Objective:** Construct nearly 500,000 new homes annually to address housing shortages and improve affordability. Carney plans to double the current housing output within a decade.
 - **Focus:** Develop affordable, sustainable homes using Canadian resources like mass timber and softwood lumber, and innovative methods such as prefabricated and modular housing.
 - **Reducing Development Charges:** Cut municipal development charges by 50% for multi-unit residential housing and collaborate with provinces and territories to ensure municipalities remain financially stable.



- **Tax Incentives:** Reintroduce a tax incentive that previously spurred the construction of tens of thousands of rental housing units across the country.
- **Facilitating Conversions:** Promote the conversion of existing structures into affordable housing units.
- **Reducing Bureaucracy:** Enhance the Housing Accelerator Fund to further reduce housing bureaucracy, zoning restrictions, and other red tape, enabling builders to navigate a unified housing market across Canada.
 - While already announced in the press conference, Carney will eliminate the GST for first-time homebuyers on homes priced at or under \$1 million, potentially saving buyers up to \$50,000.
 - He will require municipalities to publicly report progress on housing approvals and commitments under the Housing Accelerator Fund.
- **Enhancing Housing Affordability and Transparency:** introduce legislation to ensure the home buying process is fair, open, and transparent, including banning blind bidding, ensuring transparency on previous home sale prices, and establishing a legal right to a home inspection.

Conservative Party of Canada (CPC)

As of April 1st, the CPC has not released targeted commitments toward affordable or non-profit housing. Their focus remains on broad affordability and supply-side reforms:

- On March 25th, Pierre Poilievre announced the removal of the federal GST on new homes under \$1.3 million, projected to save buyers up to \$65,000 per home and generate 36,000 new builds per year ([link](#)).
- On April 1st, the CPC announced further policy commitments to address housing affordability, with a focus on reducing bureaucracy ([link](#)):
 - **Eliminate the Sales Tax on New Homes:** Removing the federal sales tax on new homes to save families up to \$65,000 on purchases and approximately \$3,000 annually on mortgage payments, aiming to stimulate new home construction (previously mentioned before this announcement).
 - **Utilize Federal Assets for Housing:** Selling 6,000 underutilized federal buildings and thousands of acres of federal land to facilitate new home development.
 - **Incentivize Municipal Reforms:** Encouraging municipalities to expedite permits, release land, and reduce housing taxes to accelerate homebuilding.
 - **Invest in Skilled Trades Training:** Supporting the creation of 350,000 positions in trade schools and union halls to train Red Seal apprentices for home



construction and reinstating the \$4,000 apprenticeship grant eliminated by the current government.

- **Unlock Private Sector Investment:** Allowing individuals to defer taxes on capital gains if they reinvest in Canada, aiming to channel more private investment into domestic homebuilding.

New Democratic Party (NDP)

As of April 1st, the NDP has announced several commitments related to affordable housing during the current federal election cycle. This includes:

- On March 24th, Jagmeet Singh unveiled a plan to address Canada's housing crisis by utilizing public land to construct affordable, rent-controlled homes. Key components of this initiative include ([link](#)):
 - **Allocating Federal Land:** Designating all suitable federal crown land for the development of over 100,000 rent-controlled homes by 2035.
 - **Enhancing the Public Land Acquisition Fund:** Investing \$1 billion over five years in the Public Land Acquisition Fund in order to acquire additional public land for affordable housing projects.
 - **Establishing a Community Housing Bank:** Publicly financing new construction – with a new Community Housing Bank to partner with non-profit developers, co-ops, and Indigenous communities.
 - **Expediting Approvals:** Accelerating the approval process for federal land to facilitate quicker construction of homes.
 - **Respecting Indigenous Rights:** Ensuring all measures uphold the inherent and Treaty rights of Indigenous communities.
 - **Workforce Development:** Training 100,000 individuals, including newcomers and those affected by trade disruptions, in skilled trades while improving working conditions.
 - **Community Benefits Agreements:** Utilizing Project Labour Agreements and/or Community Benefit Agreements to support quality jobs and enhance community impact.
- On March 28th, Jagmeet Singh committed to addressing the housing crisis by targeting corporate landlords, such as Brookfield Properties, for practices that include purchasing affordable housing units, increasing rents, and displacing tenants ([link](#)):
 - **Ban on Corporate Purchases:** Prohibiting corporations from acquiring existing affordable rental buildings to prevent displacement and rent increases.



- **Elimination of Financial Incentives:** Ending federal support, such as low-interest loans, tax breaks, and mortgage insurance, for corporate landlords who engage in tenant exploitation.
- **Rental Protection Fund:** Enhancing funding to assist non-profit organizations in purchasing affordable apartments when they become available, ensuring these units remain accessible to low- and middle-income families.
- On March 30th, in Vancouver, as part of a wider affordability package, Singh proposed ([link](#)):
 - **Building more rent-controlled homes on public lands.**

Green Party of Canada (GPG)

Since the beginning of the election cycle, in their press releases, the Greens have not explicitly mentioned commitments relating to affordable housing; however, on their website, they do have a list of proposed policies relating to affordable housing ([link](#)):

- Launch the largest public housing investment since the 1970s, focused on building non-profit and co-op housing stock.
- Redefine "affordable housing" as housing that costs no more than 30% of household income, making all publicly funded builds geared-to-income.
- Ensure permanent affordability through legal covenants on all homes built with public funds.
- Crack down on housing speculation and profit-driven ownership:
 - End tax loopholes for Real Estate Investment Trusts (REITs).
 - Ban corporate purchases of single-family homes.
 - Close legal loopholes enabling real estate-based money laundering.