



# A Home. For Everyone: The Liberal Housing Plan

Every Canadian deserves a place to call home. And for many - young people in particular - the dream of owning their own home feels like it's moving further out of reach. This has been a challenge for some time, but is especially true now as Canadians deal with the COVID-19 pandemic and the global economic crisis.

Uncertainty and instability led to soaring prices driven by bidding wars, rampant speculation and vacant properties. With everyday costs - and rent especially - it's increasingly difficult to save for a downpayment, especially as prices continue to move further out of reach.

You shouldn't lose a bidding war on your home to speculators. And you shouldn't have to move far away from your job, your school, or your family just to afford your rent.

## It's time to change that.

A re-elected Liberal government will move forward with a three part housing plan: *A Home for Everyone*. The plan will:

1. **Unlock home ownership**
2. **Build more homes**
3. **Protect your rights**

## Unlock Home Ownership

A challenging housing market and high rent prices have made the dream of owning a home feel impossible for many Canadians - particularly young Canadians. Young Canadians aren't asking for a free house; they're asking for a fair shot. Our plan will save a family buying their first home up to \$30,000. *A Home for Everyone* will:

1. **Help renters become owners** by committing \$1 billion in loans and grants to develop and scale up rent-to-own projects with private, not-for-profit, and co-op partners, creating a pathway to home ownership for renters in 5 years or less.
2. **Help young Canadians afford a downpayment faster** by introducing a tax-free First Home Savings Account, which will allow Canadians under 40 to save up to \$40,000 toward their first home, and withdraw it tax-free to put toward their purchase, with no requirement to repay it. This would allow young Canadians to set aside 100% of every dollar they earn up to \$40,000 toward the most important investment they will make in their life. Tax-free in, tax-free out.
3. **Make the First Time Home Buyer Incentive more flexible** to give Canadians the option of a deferred mortgage loan, as an alternative to the current shared equity model, and reduce their monthly mortgage costs.

4. **Help Canadians save on closing costs** by doubling the First-Time Home Buyers Tax Credit, from \$5,000 to \$10,000, which will put \$1,500 back in the pockets of Canadians.
5. **Reduce monthly mortgage costs** by reducing the price charged by the Canadian Mortgage and Housing Corporation on mortgage insurance by 25 per cent. For a typical person, this will save them \$6,100.

## Build more homes

Even when more Canadians can afford a downpayment, without a greater supply of middle class homes, there will be more people lining up to purchase every available home.

A re-elected Liberal government will build, preserve, or repair **1.4 million homes** in the next four years. That's 30 per cent more homes than Erin O'Toole's Conservatives promised. Our plan will:

1. **Give cities the tools to speed up housing construction** through a Housing Accelerator Fund, which will make \$4 billion available to challenge the country's largest cities to accelerate their housing plans, creating a target of 100,000 new middle-class homes by 2024-25. Help cities enforce use it or lose it: that core urban land should be available for new housing, not held vacant by speculators.
2. **Build and repair more affordable housing** by permanently increasing funding to the National Housing Co-investment fund for a total of \$2.7 billion over 4 years, more than double its current allocation.
3. **Convert empty office space into housing** by doubling our existing commitment to \$600 million.
4. **Help generations of families live together** by introducing the Multigenerational Home Renovation tax credit to support families looking to add a secondary unit to their homes, to allow a family member to live with them.
5. **Support Indigenous housing** by co-developing with Indigenous partners an Urban, Rural, and Northern Indigenous Housing Strategy, and creating a National Indigenous Housing Centre which will see Indigenous people overseeing federal Indigenous housing programs.
6. **End chronic homelessness** by supporting communities across the country in delivering locally-oriented homelessness prevention and reduction programs.

## Protect Your Rights

Predatory, high-pressure tactics designed to take advantage of prospective buyers need to stop. Homeowners shouldn't lose out to speculators bidding up prices or leaving homes vacant. To protect Canadians as they make the biggest financial investment of their lives, *A Home for Everyone* will:

1. **Introduce a Home Buyers' Bill of Rights** that will:
  - Ban blind bidding;
  - Establish a legal right to a home inspection;
  - Ensure total price transparency on the history of recent house sale prices;
  - Require real estate agents to disclose to all participants in a transaction when they are involved in both sides of a potential sale;
  - Move forward with a publicly accessible beneficial ownership registry;
  - Ensure banks and lenders offer mortgage deferrals for up to 6 months in the event of job loss or other major life event; and
  - Require mortgage lenders to fully inform buyers of the full range of financing choices and programs available;
2. To help better protect renters, we will also **stop "renovictions"** by deterring unfair rent increases that fall outside of a normal change in rent.
3. **Crack down on speculation and house flipping** with an anti-flipping tax on residential properties, requiring properties to be held for at least 12 months.
4. **Ban new foreign ownership** of Canadian houses for the next two years to ensure Canadians have more access to purchasing homes. We will also expand the upcoming tax on vacant housing owned by non-resident, non-Canadians to include foreign-owned vacant land within large urban areas.
5. **Stop excessive profits in the financialization of housing** by reviewing tax treatment of large corporate owners and speculators trying to amass large portfolios of Canadian rental housing, and putting in place policies to curb excessive profits.
6. **Strengthen federal oversight of the housing market** by establishing the Canada Financial Crimes Agency to investigate and combat all forms of major financial crime, including the presence of money laundering in the housing market.