



CANADIAN RENTAL HOUSING COALITION CHARTER

WE the undersigned envision a future where there is a sufficient supply of adequate, safe, secure and affordable rental housing for people with a range of incomes which is essential to the economic and social well being of cities across Canada. The shortage of affordable rental housing makes it difficult for low and moderate income families, seniors and young people to find appropriate housing that is affordable. We call upon all local, provincial and federal governments, the private sector and the non-profit sector to work collaboratively to restore the cornerstone of a true Canadian value – a safe, secure and affordable home.

Our Mission:

To work collaboratively with all levels of government and the private and non-profit sectors to increase the supply of rental housing in Canada.

Our Principles:

- Adequate, safe, secure and affordable rental housing is necessary to:
 - Attract and retain young people, working families and immigrants, who are essential to a vibrant and sustainable economy
 - Enable people to work, complete or continue their education and participate in their communities
 - Help individuals and families avoid the need for frequent moves; this continuity helps reduce costs to health care and social services
 - Give children a better chance to succeed in life by improving achievement in school, making friends and taking part in sports and other activities.
- Affordable rental housing includes purpose-built market, non-profit and co-op housing.
- Rental building construction has significant, long-term economic benefits for the local, regional, provincial and national economies:
 - New rental buildings are a long-term essential asset for communities
 - New rental construction creates vital, well paid jobs
- A sufficient supply of affordable work-force rental housing is intrinsically linked to business investment and location decisions.

Our Goals:

1. A National Economic Strategy that includes an adequate supply of rental housing as an essential element.
2. Reinstate federal tax incentives to stimulate private market rental housing.
3. Increase the viability of non-profit and co-op housing construction through direct capital investment and long-term low cost financing.
4. Increase the supply of federal, provincial and municipal land for affordable rental housing.
5. Modify property assessment practices that over-value rental properties relative to other forms of residential use.
6. Review all provincial taxes, including property transfer tax, to ensure they do not impede delivery of rental housing.
7. Encourage municipalities to adopt policies that support rental housing construction, for example increase density where appropriate, reduce or eliminate charges and fees, reduce regulatory requirements and streamline approvals.
8. Facilitate a long-term commitment from industry to support innovation in the design, financing and construction of affordable market rental housing.
9. Foster a long-term commitment from the non-profit sectors to work with the public and private sector to develop and maintain adequate, safe, secure, and affordable rental housing.

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Dated this the NOV 9 day of NOVEMBER, 2011.

The founding members of the Canadian Rental Housing Coalition:



Mayor Wayne Wright
Chair, Metro Vancouver Housing Committee

Maureen Enser, Executive Director
Urban Development Institute



Marg Gordon, Executive Director
BC Apartment Owners and Managers
Association

Peter Simpson, President &
Chief Executive Officer
Greater Vancouver
Home Builders' Association



Karen Stone, Executive Director
BC Non-Profit Housing Association

Robert K. Wallace, FCA,
Chief Executive Officer
Real Estate Board of Greater Vancouver



Thom Armstrong, Executive Director,
Co-operative Housing Federation of BC

M.J. Whitemarsh,
Chief Executive Officer
Canadian Home Builders'
Association of BC



R. Andrew Broderick,
V.P., Community Investment
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Nicky Dunlop, Executive Director
TRAC Tenant Resource &
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