



SOCIAL HOUSING: GET A MOVE ON IT!

IT'S A CRISIS...

QUEBEC IS GOING THROUGH ONE OF THE BIGGEST RENTAL HOUSING SHORTAGES IN ITS HISTORY.

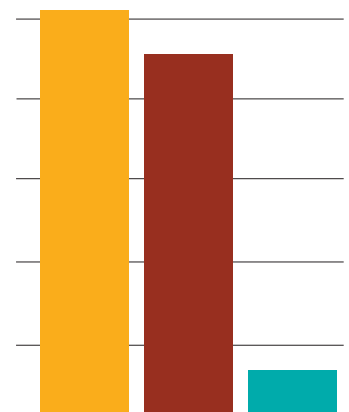
The law doesn't protect tenants very well. **Landlords and real estate developers take advantage of that.** Private developers build housing which is far too expensive. Landlords use dishonest strategies, such as:

- abusive rent increases;
- evicting tenants to raise the rent.

The result: rent is increasing everywhere, very quickly. In October 2024, the average rent in Quebec was \$1 119. A growing number of tenants live in housing which is:

- too expensive;**
- in poor condition; and**
- not adapted to their needs**

The most disadvantaged are at risk of homelessness.



Quebec rental stock

- Total rental housing (100%)
- Private rental housing (89%)
- Social housing (11%)

SOCIAL HOUSING PROVIDES TENANTS WITH BETTER HOUSING AND TRULY AFFORDABLE RENT.

Currently, only 11 in 100 rental units are social housing. In other words, only 11% of rental stock is social housing. This is not enough to meet the most urgent needs. We need at least 20%. **To get there, we must double the number of social housing units.** FRAPRU, like other networks, believes we should aim to reach this goal within 15 years.

**THE SOLUTION:
DOUBLE THE
NUMBER
OF SOCIAL
HOUSING UNITS**

SOCIAL HOUSING

Social housing belongs to the community. It is about meeting the needs of tenants and not making a profit. It is funded by different levels of government. This means rent is below market price. This allows for rents lower than the market price. The poorest tenants can access subsidized housing. That way, they don't pay more than 25% of their income.

There are three main kinds of social housing:

- **housing cooperatives** (coops);
- **non-profit housing organisations** (non-profits);
- **public housing, such as low-rent apartments** (HLMs).

These different options can meet different needs.

For more information about social housing and eligibility criteria:
www.frapru.qc.ca/logement-social

In Quebec, 173 000 tenants live in housing that is too expensive, too small, and/or in poor condition. They have an average income of \$1765 per month.

At this income level, rent in subsidized housing (e.g., HLM) is \$442.

A MATTER OF SOCIAL JUSTICE

Numerous studies show how much housing affects individuals and society. Stable and affordable housing, adapted to an individual's needs, supports health and well-being. Social housing improves living conditions and reduces inequality.

Because they pay less for housing, tenants in social housing can **better** meet their other needs, such as:

- **food,**
- **clothing,**
- **transportation,**
- **leisure activities.**

Social housing helps **people stay in their own neighbourhoods and communities.**

Social housing can be **adapted to specific needs**; for example, the needs of families, of people with reduced mobility, victims of conjugal violence, or unhoused people.



A SOCIAL INVESTMENT

Social housing is an economic strategy which benefits our whole society.

By providing less expensive housing, **it slows the rise of rent.**

It supports the fight against poverty and homelessness and improves health. It reduces public costs associated with these.

It allows people to spend more in their local neighbourhood businesses and services. This **supports local economies.**

BAD SOLUTIONS

« AFFORDABLE » HOUSING

Governments often chose to fund so-called “affordable housing.” These housing units are not necessarily social nor even really affordable. Their definitions vary from one program to another. The rent is often almost as high as the market. Also, when housing is owned by private landlords, promises can be temporary. Often, the rent becomes unaffordable over time.

SUBSIDIES

Rent subsidies used in the private market go directly to landlords. This public money is therefore lost to society. These subsidies are very costly to the state. Also, they always have to be renewed, at the landlord’s discretion. If the landlord refuses to renew, the rent becomes too expensive for the tenant. Unable to pay, tenants can lose their homes.

During a housing shortage, many landlords discriminate against people with low incomes. This makes it difficult to find housing with rent subsidies. These subsidies can still be useful in emergency situations.

MORE HOUSING UNITS

To meet the crisis, governments are talking about increasing the number of housing units. Unfortunately, they are not mentioning the cost of rent.

Many rental housing units have been built in the last years. Rent in new buildings is extremely high. It is not within the budget of low-income tenants. Furthermore, these new constructions have contributed to increasing rents in the same area.

**WRONG
'GOOD
IDEA'**

MIGRANTS ARE NOT THE CAUSE OF THE HOUSING CRISIS

**BLAMING
THE WRONG
PEOPLE**

Some politicians claim that the housing crisis was caused by immigration. This is just a way of deflecting attention from their own responsibility. **The main causes of the housing crisis are:**

- **lack of social housing;**
- **lack of control over the private rental market.**

It is unfair to point the finger at migrants. All the more so since migrants and refugees are themselves among the most poorly housed tenants in Quebec.

IN THE HOUSING CRISIS, GOVERNMENTS MUST
PRIORITIZE SOCIAL HOUSING.

FUND IT!

Doubling the number of social housing units in Quebec in 15 years is possible.

Governments must make the budgetary choices necessary to fund it properly.

All public funding for housing must go into social housing, not the private sector. This holds for Ottawa, Quebec, and municipal governments.

Social housing development must take place over several years. It can be achieved through new construction and through acquisition. 'Acquisition' means making private housing into social housing.

GOVERNMENT PROGRAMS

For the first time in 25 years, there is no programme dedicated to social housing. This slows development. **The Quebec government** must act quickly to correct this. **Programs dedicated to permanent, adequately-funded, social housing are needed.** Such programs must:

- be adapted to local and regional realities;
- guarantee quality housing, accessible and adapted to the budgets and needs of tenants;
- develop public housing as well as cooperatives and housing non-profits.
- Tenants and/or community organisations should be involved in developing and managing these.

RESERVE SITES FOR SOCIAL HOUSING

Sites for social housing are increasingly scarce. They are quickly bought by private developers. For this reason, federal, provincial and municipal governments must designate all public sites reserved for housing for social housing.

Governments also have other means for act (regulation, taxes, duties, loans, etc.)

HOW CAN WE DOUBLE THE NUMBER OF
SOCIAL HOUSING UNITS IN 15 YEARS?

**FRAPRU
NEEDS
YOU!**

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 [frapru.logement](https://www.instagram.com/frapru.logement)

**CONTACT YOUR
LOCAL COMMITTEE:**

**Do you care about housing rights? Add
your voice to FRAPRU's!**