

CANADIAN FEDERATION OF APARTMENT ASSOCIATIONS

CFAA ELECTION GOALS

September 2019

CFAA would like to see the following actions taken by the Government of Canada. This list can be compared with the election promises being made by Canada's political parties.

Tax Policy

Permit building retrofits which adopt new energy saving technology to be claimed as current repairs (rather than as capital expenditures subject to the capital cost allowance provisions).

Take advantage of the move up effect by removing the GST/HST from all new rental construction.

Hold the line on income taxes, capital gains taxes, and corporate taxes, and preferably rollback the recent increase in the tax rate on the highest income bracket.

Permit rental housing income earned by corporations to qualify for active business tax treatment, including access to the "middle tax rate", and re-instating "pooling" to provide tax deferral on the sale and purchase of a rental housing property.

Permit rental housing income to qualify for small business tax treatment when earned by a corporation that qualifies by size.

Housing Policy (including poverty reduction)

Maintain funding for the Rental Construction Financing Initiative, or equivalent stimulus for the construction of new purpose-built rental property in areas which need new rental supply, including Greater Vancouver and the Greater Golden Horseshoe.

Work with the provinces and municipalities to reduce regulatory barriers that discourage new housing construction.

Fund a Portable Housing Benefit targeted to the population in greatest housing need, preferably with an adjustment to housing need to reflect the greater ability of single person and two-person households to pay for housing.

Maintain current income support for low-income families and seniors, while preferably assisting low-income single people and two-person households as well.

Energy Policy

Achieve energy efficiency and climate change goals by permitting building retrofits which adopt new energy saving technology to be claimed as current repairs (rather than as capital expenditures subject to the capital cost allowance provisions).

Address the interests of tenants whose landlords pay the energy costs to heat their rented premises by including landlords in any programs which relieve the costs of heating fuel, or which return carbon taxes to consumers.

Address the interests of all tenants by including landlords in any programs which assist home owners with the cost of energy retrofits for homes.

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