

CFAA ELECTION PLATFORM INFORMATION

– September 17, 2019

The report below is based on information available now about party promises, on the Liberals’ and Conservatives’ past actions while in power and in the Greens’ Vision Statement. More specific promises will likely be made by the Liberals and the Conservatives when they release their election platforms. The Greens and the NDP have released their platforms. This report will be updated as platforms are released.

LIBERALS	CONSERVATIVES	NDP	GREENS
Tax Policy			
<p>Raised the federal tax rate on income over \$210,000 from 29% to 33%, pushing the total rate to or over 50%.</p> <p>Reduced the federal tax rate on the middle income bracket from 22% to 20.5%.</p> <p>Considered but rejected raising the capital gains inclusion rate to 75% from 50%.</p> <p>After considering more onerous measures, brought in a grind down of the low rate of income tax on active small business income when investment income exceeds \$50,000 per year.</p> <p>Made and later reneged on a promise to remove the HST on new rental construction. (There is a rebate on GST for rental construction at below \$450,000 per suite.)</p> <p>May consider better tax treatment for major repairs in rental housing (e.g. higher efficiency furnaces).</p>	<p>Held the line on income taxes.</p> <p>Reduce the federal tax rate on the lowest income bracket from 15% to 13.75%, thus reducing taxes for all taxpayers.</p> <p>Criticized the more onerous proposed revisions to the small business tax reforms.</p> <p>May begin another review of the classification of rental income which currently takes it out of the small business class. (The previous review died quietly when the Liberals came to power.)</p> <p>May consider better tax treatment for major repairs in rental housing (e.g. higher efficiency furnaces).</p>	<p>Raise the federal tax rate on income over \$210,000 from 33% to 35%, which would raise the highest total rate in Ontario from 53.53% to 55.53%.</p> <p>Raise the capital gains inclusion rate to 75% from 50%.</p> <p>Impose a “super-wealth” tax of 1% per year on wealth of over \$20M.</p> <p>Roll back corporate tax cuts back to 2010 levels, i.e. making the normal federal rate 18% instead of 15%.</p> <p>Remove GST/HST on the construction of new rental units.</p>	<p>Restore tax incentives for building purpose-built rental housing.</p> <p>Remove the “deemed” GST whenever a developer with empty condo units places them on the market as rentals.</p> <p>Review the tax system with a view to eliminating loopholes for the wealthy, including replacing the 50% inclusion rate for capital gains with a higher inclusion rate (possibly 100%).</p> <p>Increase the general federal corporate tax rate to 21%.</p>

LIBERALS	CONSERVATIVES	NDP	GREENS
Housing Policy (including poverty reduction)			
<p>Are funding new rental construction with a modest affordability component for \$14B over 12 years at low interest rates under the Rental Construction Financing Initiative (RCFI).</p> <p>Are funding retrofits to social housing.</p> <p>Are offering funding to private sector rental housing with significant requirements.</p> <p>Are creating and funding a Portable Housing Benefit in negotiation with the provinces.</p> <p>Impose a 1% annual vacancy tax on homes owned by non-Canadians who do not live in Canada.</p> <p>Increase the purchase price eligible for the new CMHC-backed shared equity mortgage known as the First Time Home Buyer Incentive from about \$500,000 to just under \$800,000 in metro Vancouver, Victoria and Toronto.</p>	<p>Have sought to reduce the federal role in housing.</p> <p>Have promised to work with the provinces and municipalities to reduce regulatory barriers that discourage new housing construction.</p> <p>Generally want to facilitate new homeownership (which would reduce the pressure on tight rental markets), including re-working the stress test.</p> <p>Will consider re-introducing 30 year terms for insured mortgages for first-time home buyers.</p> <p>Have used cash benefits as their preferred policy tool for supporting households (e.g. for child care).</p>	<p>\$5 billion in additional funding for affordable housing in the first year and a half in office.</p> <p>Build 500,000 new social housing units over 10 years.</p> <p>Re-introduce 30 year terms for insured mortgages for first-time home buyers.</p> <p>Implement a 15 per cent foreign buyers' tax on purchases of residential property by foreign corporations or people who are not citizens or permanent residents.</p>	<p>Restore "tax incentives for building purpose-built rental housing".</p> <p>Reduce the emphasis on encouraging home ownership, and instead encourage purpose-built rentals.</p> <p>Invest in the co-operative housing sector to boost the affordable housing market by 25,000 units per year.</p> <p>Add \$750 M to the funding for portable housing benefits to assist 125,000 households.</p> <p>Adopt guaranteed livable income to reduce cash-only underground economy aimed to eliminate claw back of poverty payments.</p>

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Energy Policy			
<p>Use a federal carbon tax in provinces which do not levy a carbon tax, returning 90% of the money to consumers, with 10% to some entities (with no special consideration for rental providers, who pay for the carbon tax).</p> <p>Through the LEEP, NRCan is taking steps to facilitate and encourage retrofits to reduce the carbon footprint of rental buildings.</p>	<p>Have promised to abolish the federal carbon tax, and place limits on fuel usage by large emitters.</p> <p>Steps to facilitate and encourage retrofits to reduce the carbon footprint of rental buildings may well continue, as they did under the Harper government.</p>	<p>Offer rebates for purchasing energy efficient vehicles.</p> <p>Electrify transit and other municipal fleets by 2030.</p> <p>Power Canada with net carbon-free electricity by 2030 and more to 100% non-emitting vehicles by 2050.</p> <p>Ban single-use plastics.</p> <p>Continue carbon pricing and rebates that fall under the federal backstop.</p>	<p>Reduce GHG emissions by 60% by 2030 and to zero by 2050.</p> <p>Mandate energy retrofits for all buildings by 2030.</p> <p>Introduce revenue-neutral price on carbon pollution through a fee and dividend system.</p> <p>Phase out coal-fired electricity.</p> <p>Ban the purchase of new internal combustion engines within 10 years.</p> <p>Invest in national infrastructure in renewable and efficient energy production.</p>
<p>PLEASE CONTACT president@cfaa-fcapi.org IF YOU WANT TO PARTICIPATE IN THE RESEARCH AND PROGRAM DEVELOPMENT UNDER LEEP, "Local Energy Efficiency Partnerships.</p>		<p>Rollback carbon pricing breaks to big polluters.</p>	