



May 26, 2025

The Honourable Gregor Robertson, P.C, M.P.
Minister of Housing and Infrastructure
180 Kent Street
Ottawa, Ontario K1P 0B6
SENT BY EMAIL

Re: Urgent Issue – Affordable Housing Fund Halting New Construction

Dear Minister Robertson,

I am writing on behalf of the Canadian Housing and Renewal Association (CHRA) to express our serious concern regarding a development that poses a significant risk to the creation of affordable housing.

We have learned that the Canada Mortgage and Housing Corporation (CMHC) has exhausted the repayable contributions available for new construction projects under the New Construction – Community Housing Sub-Stream of the Affordable Housing Fund (AHF). This is the main program for building new community housing. As a result, any applications that have not yet received conditional approval are now being placed on hold.

This development is particularly troubling given the Government of Canada's announcement in November 2024 to extend the Affordable Housing Fund to 2028–2029. Based on this commitment, organizations have invested significant time and resources preparing viable proposals under the expectation that funding and financing would remain available over the coming years. To see these shovel-ready projects now put on hold undermines confidence and risks stalling momentum at a critical time for housing delivery.

CHRA understands that this pause will remain in effect until CMHC receives new direction from the federal government. We strongly urge you to provide that direction and funding required so that new projects can once again proceed. The country is facing a worsening housing crisis, and any delay in building more affordable homes puts added pressure on already-strained systems.

CHRA is committed to working directly and constructively with you, your office, and your officials to find a solution. We are currently in touch with CMHC and the Department of Housing, Infrastructure and Communities, and we welcome the opportunity to collaborate with your team to restore funding to the AHF and ensure the continued development of community housing.

Thank you for your attention to this urgent matter. We would welcome the opportunity to meet with you to explore how we can support the government in achieving its housing goals.

Sincerely,

Ray Sullivan
Executive Director