

Dear OREA and its local chapters,

The Ontario NDP appreciates the leadership and contributions of OREA and Ontario's real estate professionals, as Ontario grapples with an unprecedented housing affordability crisis. OREA's proposals to improve housing supply and affordability include several ideas echoed in the Ontario NDP's fully-updated and fully-costed housing platform, [Homes You Can Afford](#).

Homes You Can Afford is the NDP's comprehensive plan tackling the housing crisis. It is grounded in the fundamental principle that housing is a human right. Everyone deserves a home that is affordable, meets their needs, and is located where they want to live — close to jobs, transit, parks, schools, health services, friends and family. To address the housing crisis, Ontario needs to build at least 1.5 million new market and non-market homes over the next decade, located in the communities where people want to live. The NDP agrees with OREA that we must end exclusionary zoning, and update zoning rules to enable the construction of affordable “missing middle” housing – like duplexes, triplexes, and townhomes — wherever residential development is allowed. We will work with municipalities to update their planning processes and provide funding for the crucial infrastructure and services that will be necessary to support this growth — including new provincial funding to improve municipal transit service and boost ridership. We will also reform the Ontario Land Tribunal to make sure that the planning appeal process is fair, efficient and serves the public interest.

The NDP agrees with OREA's call to “get dirty money out of real estate.” An Ontario NDP government will crack down on money laundering and other financial games that are driving up home prices beyond the reach of regular Ontarians. This includes a new, provincial beneficial ownership registry that will be freely accessible by the public.

We need to increase protections and supports for renters and first-time home buyers. Our housing platform includes new consumer protections for new home buyers, as well as a down payment assistance program so first-time home buyers don't have to depend on having wealthy parents in order to buy a home.

The NDP also recognizes and appreciates OREA's leadership in proposed amendments the Real Estate and Business Brokers Act that will ensure that home buyers can trust in the professionalism and integrity of their realtor. The NDP will ensure that the Trust in Real Estate Services Act is implemented.

The Ontario NDP recognizes that there may still be housing gaps that the private market cannot fill. This is why the NDP has proposed a new housing agency, to be called Housing Ontario, to finance and build 250,000 new affordable and non-market homes over ten years. Our plan will also repair 260,000 existing affordable homes, provide income supports to 311,000 tenant households, and create 60,000 new supportive homes. For homeowners seeking to reduce their energy bills as well as their carbon footprint, the NDP has proposed a massive Home Retrofit Program that will provide grants averaging \$7,000 to \$11,000, plus an easy zero-interest on-bill financing, to help up to 175,000 families a year electrify their homes and make them more energy efficient.

There is no silver bullet solution to the housing crisis, and one size will not fit all; we will need all the tools in the policy toolbox. Our housing plan is designed to help today's Ontarians have the same opportunities that generations of Ontarians before them have had: a chance to plant roots for themselves and for their family and watch them grow. OREA's members have played a vital role in helping families realize the dream of home ownership. The Ontario NDP looks forward to working with OREA after forming government to help more families realize this dream.

Sincerely,

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Director of Policy

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