



# HOUSING POLICY

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## A Plan to Restore Affordability, Stability, and Dignity in Quebec's Housing System

Housing in Quebec is becoming increasingly unaffordable, unstable, and unfair. From sky-high rents and unchecked AirBnBs, to the lack of affordable builds and mounting evictions, our housing system is failing too many. Young people can't afford to buy their first home, minimum wage earners are priced out of urban centers, and low-income tenants are left without protection or support.

The Canadian Party of Quebec believes that housing is not a privilege — it is a public good. Our policy is rooted in restoring fairness, rebalancing the system, and creating real pathways to housing stability, ownership, and community. We offer a clear, responsible, and compassionate path forward.

### 1. Fairness and Transparency in Renting

**Keywords:** Rent Registry | Lease Protection | Tenant Rights

Quebec's rental system lacks transparency, leaving tenants vulnerable to sudden rent hikes, unfair lease terminations, and long wait times for justice. We will implement a **mandatory, publicly accessible rent registry** requiring landlords to disclose unit pricing to prevent hidden increases between tenants. We will **protect the right to lease transfers**, allowing Quebecers to maintain affordability when changing homes. And we will **expand and modernize the Housing Tribunal** to resolve disputes faster, strengthen mediation, and take action against unjust renoevictions and arbitrary cancellations.

#### What it means for you:

- You'll know exactly what a unit rented for before you sign.
- You'll be able to transfer your lease without penalty or exploitation.
- You'll have access to a fair, faster process if your landlord acts unlawfully.

## 2. Affordability and Financial Support

**Keywords:** Rent Subsidies | Tax Credits | Cost of Living

We believe housing must reflect what Quebecers actually earn – not what speculators demand. We will provide **provincial rent subsidies through targeted tax credits** for low-income renters. We'll ensure **minimum wage workers in high-cost cities** receive wage premiums to account for rising costs. And we will help **low-income families, newcomers, and young Quebecers** break into homeownership with **subsidized down payments**.

### What it means for you:

- You'll get help affording your rent if your income falls short.
- You'll be fairly compensated for living and working in high-cost areas.
- You'll have meaningful support to become a first-time homeowner.

## 3. Inclusive Development and Smart Density

**Keywords:** Zoning Reform | Mixed-Use | Urban Renewal

Too many buildings sit empty while Quebecers sleep in shelters or pay unaffordable rent. We will **end outdated zoning laws** and give municipalities the flexibility to convert underused properties – such as churches, factories, and office buildings – into high-density, **mixed-use residential units**. We will **regulate short-term rentals** like AirBnBs that hollow out neighbourhoods and drive up prices. And we will **protect existing affordable housing** from luxury conversions through strong development bylaws.

### What it means for you:

- More affordable homes will be created using space that's already there.
- Your neighbourhood will prioritize residents – not tourists and speculators.
- Gentrification will be managed to keep housing accessible to real people.

## 4. Fast-Tracking Affordable Housing Projects

**Keywords:** Permits | Incentives | Public-Private Partnerships

Too often, affordable housing projects get delayed or sidelined by red tape. We will **streamline the permitting process** for affordable housing and **offer incentives to private developers** who

build units for low- and middle-income Quebecers. We will also **designate protected areas** where affordable housing is prioritized, supported, and preserved long-term.

**What it means for you:**

- Affordable housing will be built faster and more efficiently.
- Developers will be encouraged to meet your needs – not just luxury demand.
- New communities will include a fair mix of income levels, now and in the future.

## **5. Empowering Tenants and Community Ownership**

**Keywords:** Co-ops | Home Ownership | Non-Profit Support

We believe in housing models that put people before profit. That's why we'll support the creation of **housing co-operatives** and shared-equity models that give tenants a path to ownership. We will offer **financial assistance to non-profits** with the ability to build, purchase, and restore affordable housing – so they can bring displaced renters back into secure homes. These models keep housing permanently affordable and locally managed.

**What it means for you:**

- You'll have the chance to own your home through co-op or community ownership models.
- You'll live in a home managed by people, not corporations or absentee landlords.
- Your community will have a voice in preserving affordable housing for generations.

## **6. Addressing Homelessness and Energy Poverty**

**Keywords:** Transitional Housing | Energy Efficiency | Social Supports

We refuse to accept homelessness as normal. We will **build transitional housing** across Quebec to support individuals and families moving from crisis to stability. At the same time, we'll help existing homeowners and landlords **retrofit poorly insulated buildings** and replace outdated heating systems. These steps will reduce energy costs and make housing healthier, greener, and more affordable – especially in winter.

**What it means for you:**

- If you're unhoused or at risk, you'll have access to stable housing and support.
- If your home is cold or inefficient, we'll help you make it safe and affordable.
- You'll be part of a cleaner, more energy-responsible housing system.