



Build Canada
Homes

Maisons
Canada

Canada

Building the Next Generation of Affordable and Supportive Homes

May 2026

Our Mandate

Build Canada Homes (BCH) is **accelerating the delivery of affordable homes** across Canada by:



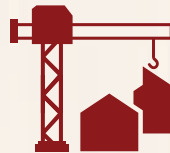
Providing flexible financial tools

Deploying capital to support readiness, delivery, and long-term outcomes



Leveraging public lands

Unlocking publicly owned land for housing that serves public purpose



Catalyzing modern methods of construction

Supporting faster, more predictable housing delivery at scale

What Sets BCH Apart



1

One federal agency combining financial tools, land access, and development expertise

2

A portfolio approach enabling multi-year pipelines

3

Strong partnerships across non-profit, Indigenous, private, municipal, and provincial partners

4

Commitment to modular and factory-built construction for speed and predictability

Early Commitments and Momentum

Direct Build program, with an initial 4,000 homes across six federal sites — Toronto, Ottawa, Longueuil, Edmonton, Winnipeg, and Dartmouth — using modern construction methods to accelerate delivery.

\$1.5B Canada Rental Protection Fund to preserve and protect existing affordable rental homes.

\$1B for supportive and transitional housing, expanding purpose-built options for people experiencing or at risk of homelessness.

Growing partnership list across the country: Nunavut, British Columbia, Quebec, New Brunswick, and Nova Scotia.



A Snapshot: Supportive and Transitional Housing

Supportive and transitional housing are playing a larger role as communities look beyond emergency shelters to meet growing needs. **BCH sees these as crucial early investments in serving people with urgent and complex housing needs.**

British Columbia

1,100 new affordable homes, including **at least 700 supportive and transitional homes** set to begin construction within the next year.

Quebec

865 new affordable and supportive homes, **including over 390 supportive homes** for people experiencing or at risk of homelessness.

How We Define Affordability



Affordability = housing that costs $\leq 30\%$ of before-tax household income, adjusted to local income realities.

Non-market housing = public, non-profit, Indigenous, or co-operative housing where rents are set below market to ensure long-term affordability.

Area median household income (2026)	Maximum affordable rent per unit size*			
	Studio	1 Bed	2 Bed	3 Bed
Very-low income (0-25% median income)	\$332	\$421	\$655	\$950
Low-income (26-50% median income)	\$664	\$842	\$1,309	\$1,900
Moderate income (51-75% median income)	\$997	\$1,264	\$1,964	\$2,851
Median income (76-100% median income)	\$1,329	\$1,685	\$2,618	\$3,801

* Affordable Rents for Vaughan, On (2026) for illustrative purposes.

Flexible Partnership Eligibility

BCH's investment approach is flexible by design:

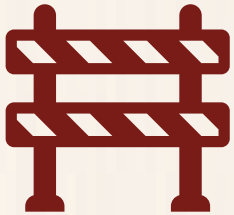
Enabling projects of all sizes — in urban, rural, remote, northern, and Indigenous communities — with no minimum unit threshold

Readiness and community need drive scale



The Investment Framework

BCH is looking to support projects that align with our key priorities



Shovel-ready, with construction ready to begin within 12 months



Depth and duration of affordability that meets local needs, and creates capacity in non-profit housing



Innovative in delivery, like modular and factory-built, to reduce costs and speed up delivery

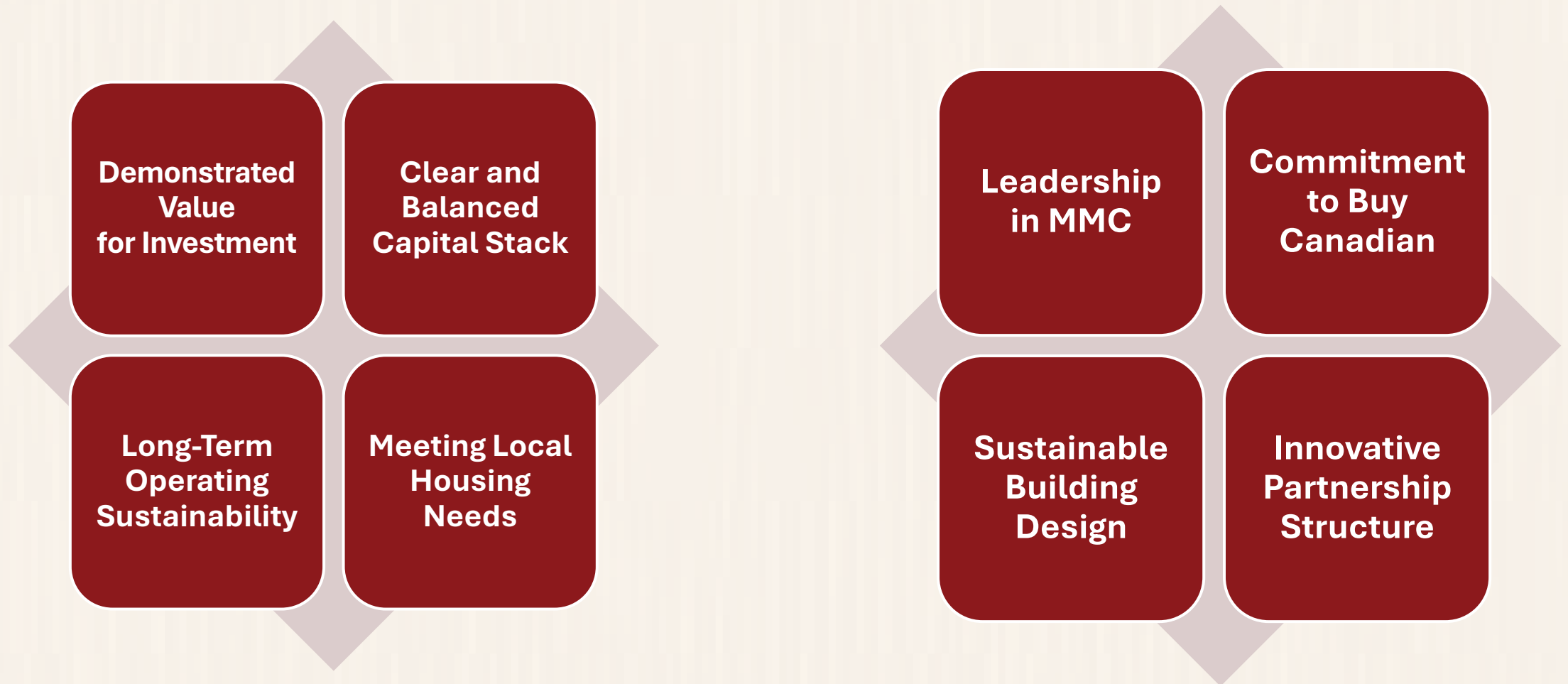


Collaborative, with **strong partnerships** that leverage capital and bundle submissions for regional impact



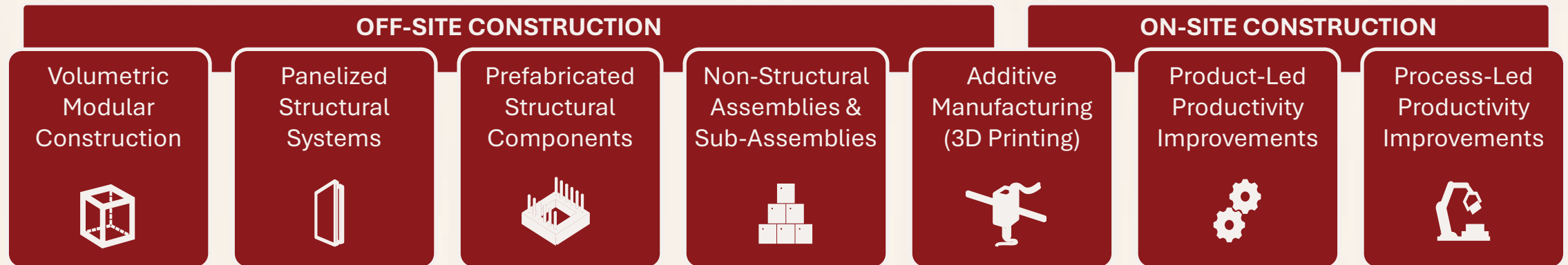
Embrace Buy Canadian, using Canadian materials and reinforce supply chains and local manufacturing

Markers of a Standout BCH Proposal



Modern Methods of Construction (MMC)

A broad range of homebuilding innovation that can support BCH's goals



Our primary focus is off-site construction, but we are interested in a broad range of MMC

Many projects will use more than one type of MMC approach in a project

Potential to apply MMC will vary substantially based on typology (e.g., high-rise vs mid-rise)

There is no one-size-fits-all approach for MMC usage; application can and should vary across projects

Partnership Roles

Partnerships take many forms, and BCH's role adapts based on project needs and readiness.

But across the ecosystem, partners consistently bring distinct and complementary strengths that enable projects to move into construction quickly and deliver long-term affordability.

Build Canada Homes

Capital, land access, transaction structuring and expertise

Provinces & Territories

Capital, long-term operating and support service funding, approvals, and systems integration

Municipalities & City Agencies

Land, zoning, permitting, inspections, and local priority-setting

Non-Profit, Co-Op & Indigenous Partners

Equity or land, stewardship, affordability, cultural and community alignment.

Private Developers & Manufacturers

Delivery capacity, mixed-income development, and modern construction methods.



Build Canada
Homes

Maisons
Canada

Canada

Thank You!