

Housing, Infrastructure, and Communities Canada  
**Build Canada Homes Announcement**



## Build Canada Homes Announcement (September 2025)

**Note:** The information contained in this bulletin is drawn from publicly available sources and details provided by Government of Canada senior officials.

On September 14, 2025, the Government of Canada announced the creation of Build Canada Homes (BCH), a new federal agency intended to deliver affordable housing at scale. Ana Bailão has been appointed as the inaugural Chief Executive Officer of BCH.



### Summary of Key Initiatives Proposed

BCH will initially operate as a Special Operating Agency within Housing, Infrastructure and Communities Canada (HICC), before transitioning to a standalone federal agency reporting to the Minister of Housing and Infrastructure. Special Operating Agencies are operational units within a federal department that are granted a degree of managerial autonomy and flexibility, enabling them to deliver services more efficiently and effectively.

The agency is being tasked with three primary functions:

Initiative	Summary
Build affordable homes	Lead the planning, management and construction of multi-year pipelines of affordable housing, advancing large, multi-site scalable projects nationwide in collaboration with partners to bring more homes to Canadians faster.
Finance affordable homes	Provide predictable, low-cost financing to support non-market and Indigenous housing providers to grow affordable and community housing in Canada.
Catalyze a new housing industry	Help generate demand for innovative and sustainable building methods like factory-built and prefabricated construction - helping manufacturers scale up, strengthen supply chains, and create sustainable jobs.

### BCH Eco-System

BCH's role as a federal agency is part of a broader housing delivery system that brings together existing Crown corporations and financing bodies. Each organization plays a distinct role in supporting the national housing strategy, from land development to financing to private sector mobilization. The following outlines how BCH fits within this ecosystem and how it will work alongside partner organizations.

Initiative	Summary
<b>Build Canada Homes (BCH)</b>	BCH focuses on building affordable housing, supporting a more productive residential construction industry, and providing financing to affordable housing builders. It implements large-scale, long-term solutions by partnering on construction projects, land development, and material procurement, sharing expertise and risks, and increasing affordable housing supply through direct construction and financing. It emphasizes building affordable housing at scale, including: <ul style="list-style-type: none"> <li>• Emergency shelters</li> <li>• Transitional housing</li> <li>• Supportive housing services</li> <li>• Community housing</li> <li>• Affordable market housing</li> </ul>
<b>Canada Lands Company (CLC)</b>	CLC will support BCH by developing federal and public lands for residential use, facilitating the construction of housing projects that align with BCH's mission to expand affordable and sustainable housing across Canada.
<b>Canada Infrastructure Bank (CIB)</b>	CIB mobilizes private investment to support infrastructure projects across Canada, including initiatives that enhance and expand housing infrastructure. For BCH, CIB aims to attract private investment for infrastructure projects, including infrastructure serving housing.
<b>Canada Mortgage and Housing Corporation (CMHC)</b>	CMHC will continue to provide residential financing solutions, research, and data to support the housing market. CMHC will continue fulfilling its mandate to strengthen Canada's housing system through programs such as the Apartment Construction Loan Program and Mortgage Loan Insurance products.

## Funding and Early Initiatives

As part of the announcement, the Federal government will capitalize BCH with an initial \$13 billion, enabling financing, providing land, and helping builders get big projects off the ground. Below outlines several initial funding commitments and early areas of focus for BCH including:

Initiative	Summary
<b>Federal Sites Development</b>	Partnership with Canada Lands Company to develop 4,000 units across six sites for factory-built housing on federal lands.
<b>Canada Rental Protection Fund (CRPF)</b>	\$1.5 billion allocated to protect existing affordable rental housing stock at risk of being lost. CRPF will be launched under BCH.
<b>Supportive &amp; Transitional Housing</b>	\$1 billion initial capitalization to support new supportive and transitional housing projects.
<b>Low-Cost Financing</b>	\$10 billion in low-cost financing and capital for affordable home builders: \$4B for long-term fixed-rate financing and \$6B for deeply affordable housing,

Initiative	Summary
	supportive housing, Indigenous housing, and shelters (including \$2B for student and seniors housing).
Pre-Fabrication Funding	The Government has committed to providing \$25 billion in debt financing and \$1 billion in equity financing to innovative Canadian prefabricated home builders.
Nunavut Partnership	Collaboration with the Nunavut Housing Corporation to deliver 700+ public, affordable, and supportive housing units.
Affordability Standard	Housing affordability to be benchmarked at 30% of household pre-tax income.

### National Policy Context

The Government of Canada is positioning BCH as a central element of its broader national housing strategy. The initiative is being presented as part of ongoing efforts to significantly expand housing supply, stabilize affordability, and address homelessness across the country. In this context, BCH will operate alongside existing programs while assuming new responsibilities over time.

- BCH is being presented as part of the federal government’s strategy to double housing construction, restore affordability, and reduce homelessness.
- Transfer of affordable housing programming from CMHC (e.g., Affordable Housing Fund, Federal Lands Initiative) into BCH.
- CMHC programs such as the Apartment Construction Loan Program (ACLP) and Affordable Housing Fund will continue until their current funding commitments sunset.
- BCH is expected to release Investment Policies that will outline its process and criteria for evaluating and supporting projects.

### Next Steps

The Government of Canada has indicated that further details will be released as BCH develops its investment policies and transitions toward a standalone agency. EllisDon Community Builders will continue to monitor developments and provide updates as additional information becomes available.

Contact Nick Gefucia ([ngefucia@ellisdon.com](mailto:ngefucia@ellisdon.com)) to talk about what Build Canada Homes might mean for your development, and how EllisDon Community Builders can help you make significant progress.