

FIXING THE CITY /
RETISSER LA VILLE

HOUSING INCLUSION POLICY

Montreal's tool for creating
social and affordable housing

10TH ANNUAL SUMMIT
COUNCIL FOR CANADIAN URBANISM (CanU10)
OCTOBER 18TH, 2018

BÂTIR
SON QUARTIER



Créer des milieux de
vie solidaires



HOUSING INCLUSION POLICY

OUTLINE OF THE PRESENTATION

1. **Bâtir son quartier :**
Who we are
2. **The impact of**
community housing
3. **Examples of**
inclusion projects
4. **Benefits of the Housing**
Inclusion Policy
5. **Challenges and**
reflections



HOUSING INCLUSION POLICY **INTRODUCTION**

- ▶ **Diversity** : what Montreal is naturally made of
- ▶ **Real estate** : a particular context

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WHO WE ARE

MISSION

Helping organizations and households take charge of their housing conditions by developing **community real estate projects**.

- ▶ **Over 40 years** of active solidarity
- ▶ Interventions in the **Montreal area**
- ▶ Multidisciplinary team of **45 employees**
- ▶ Over **420 projects** for a total of close to **13,000 housing units**
- ▶ **Housing**: cooperative, nonprofit
- ▶ **Community real estate**: daycare centres, facilities for community organizations



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WHO WE ARE

THE ROLE OF A “TECHNICAL RESOURCE GROUP” (GRT)

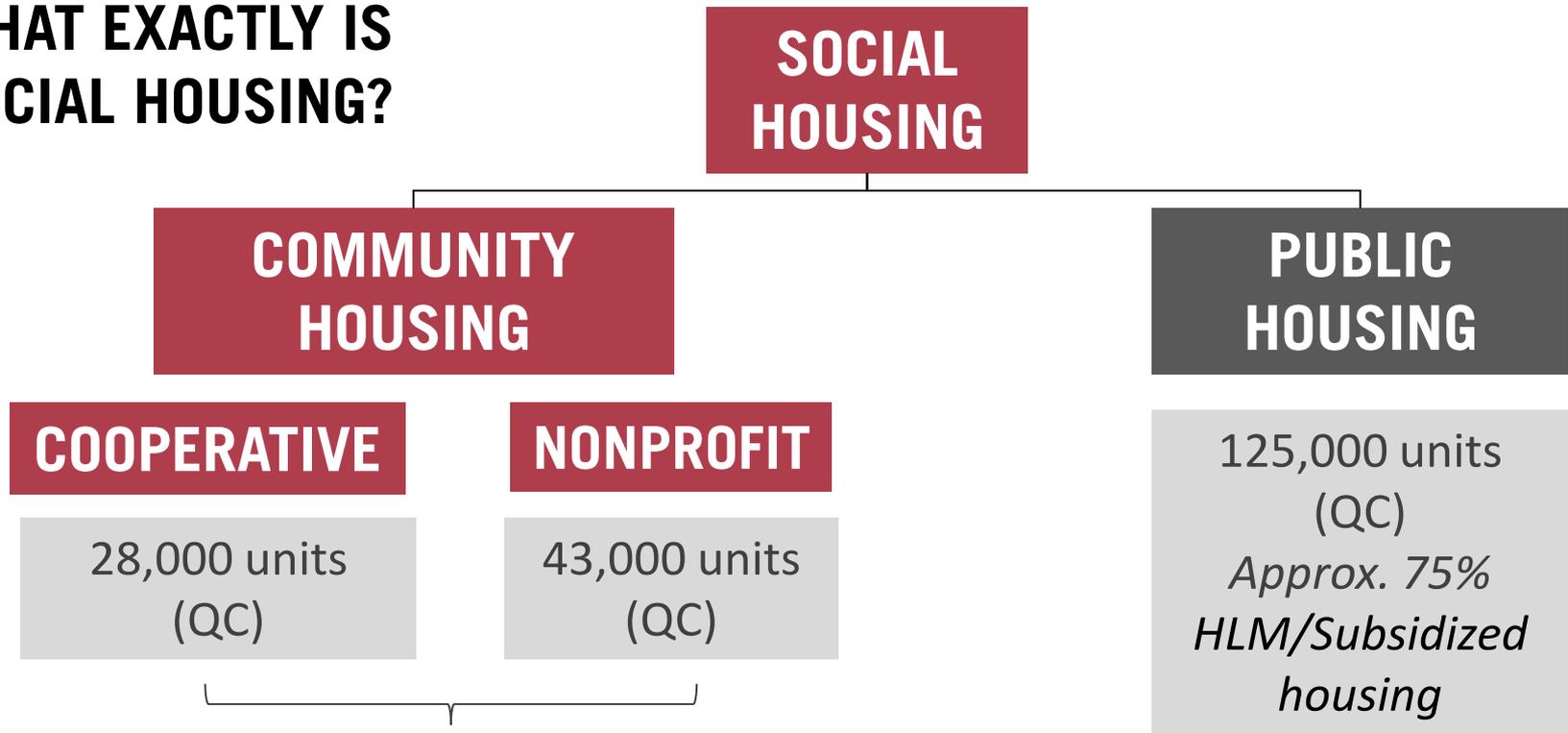
- ▶ Evaluating **real estate needs**
- ▶ Defining real estate **projects**
- ▶ Helping groups that will lead real estate projects incorporate and **define their structure**
- ▶ Providing **accompaniment and training** to support collective decision-making
- ▶ Carrying out **feasibility studies**
- ▶ **Supervising** construction sites
- ▶ **Coordinating** with funders and real estate and construction professionals



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WHO WE ARE

WHAT EXACTLY IS SOCIAL HOUSING?



Collective housing = social economy organisations
(empowerment and democracy)

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WHY WE DO IT

STILL MANY UNMET NEEDS

In the Montreal area (CMM) :

- ▶ Over **240,000 low-income tenant households** pay 30 % or more of their income towards housing
- ▶ Of these, **more than half** spend **more than 50%** of their income on rent (135,530 households)



COMMUNITY HOUSING IMPACT

SOCIAL BENEFITS

SOCIAL IMPACTS OF COMMUNITY HOUSING



POPULATION	QUANTIFIED IMPACTS	NET ANNUAL SAVINGS FOR SOCIETY
Seniors with slight loss of autonomy	Reduced hospitalization costs Reduced use of public services	\$103 M
People with disabilities	Reduced use of public services	\$15 M
People with mental health problems	Reduced use of public services	\$9 M

Source : AECOM Aménagement, Environnement et Ressources (2013). *Études sur les impacts sociaux des activités de la Société d'habitation du Québec : rapport final*, 113 p.

COMMUNITY HOUSING IMPACT

ECONOMIC BENEFITS

For **every dollar** contributed by the SHQ as a grant, **\$2,30** is injected into Quebec's economy.

- ▶ **10% of hours worked** in the residential construction sector come from the intervention of the SHQ

For **Bâtir son quartier's** projects, only in 2017:

- ▶ Total investments of **\$307M**, including **\$163M** in the building industry
- ▶ **1,200** direct and indirect jobs
- ▶ **\$113M** in sales taxes
- ▶ **\$1.9M** in annual taxes



EXAMPLES

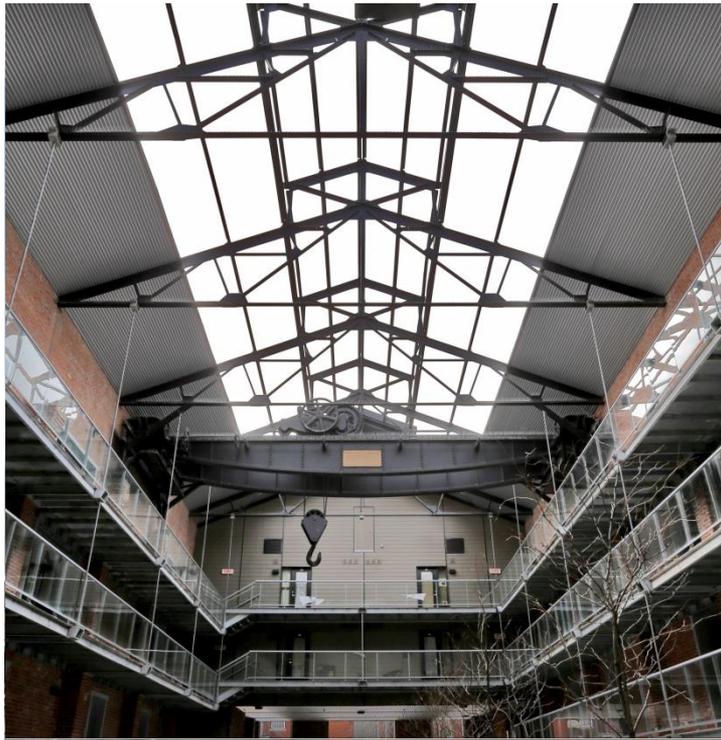
INCLUSION PROJECTS

3 TYPES OF INCLUSION PROJECTS



EXAMPLES

INCLUSION PROJECTS

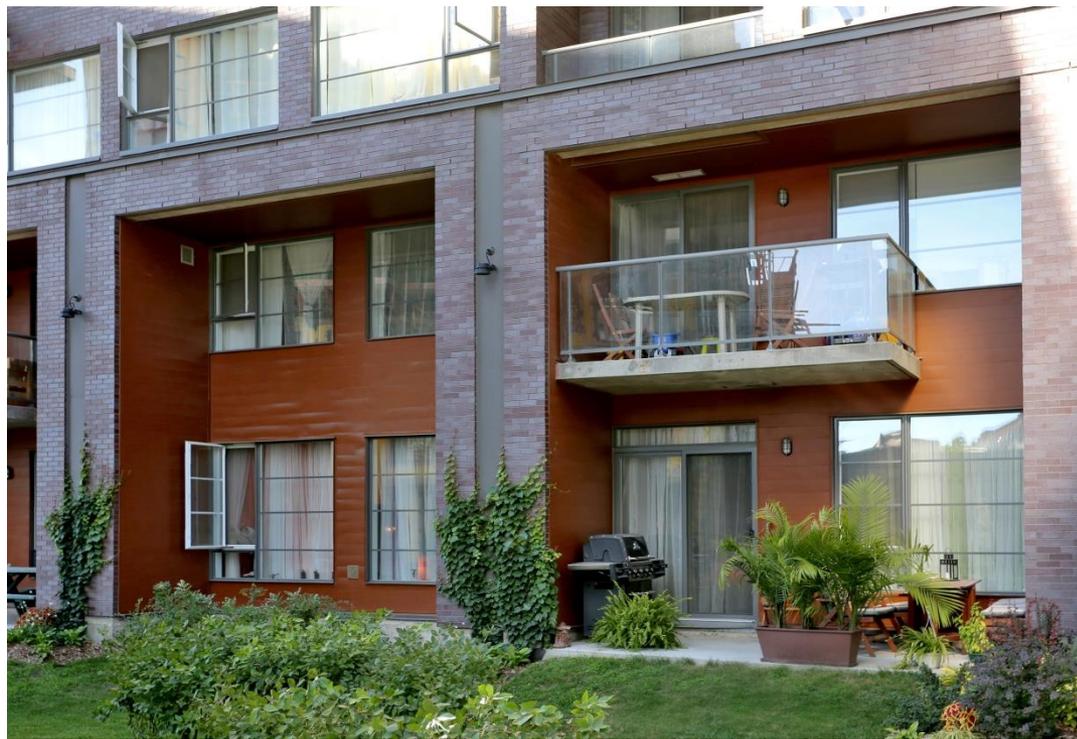
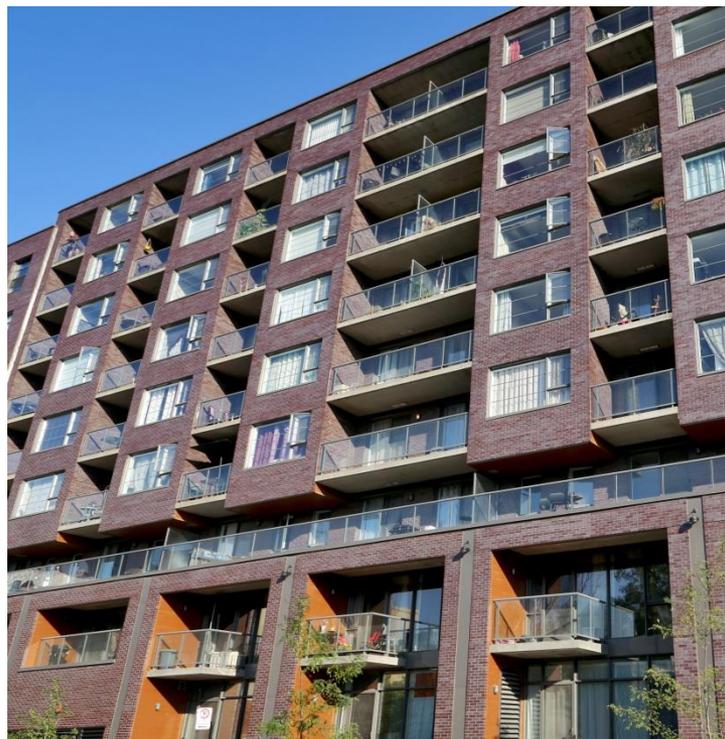


STATION NO 1

2009 | Hochelaga-Maisonneuve | **74 units** | **On-site inclusion**

EXAMPLES

INCLUSION PROJECTS

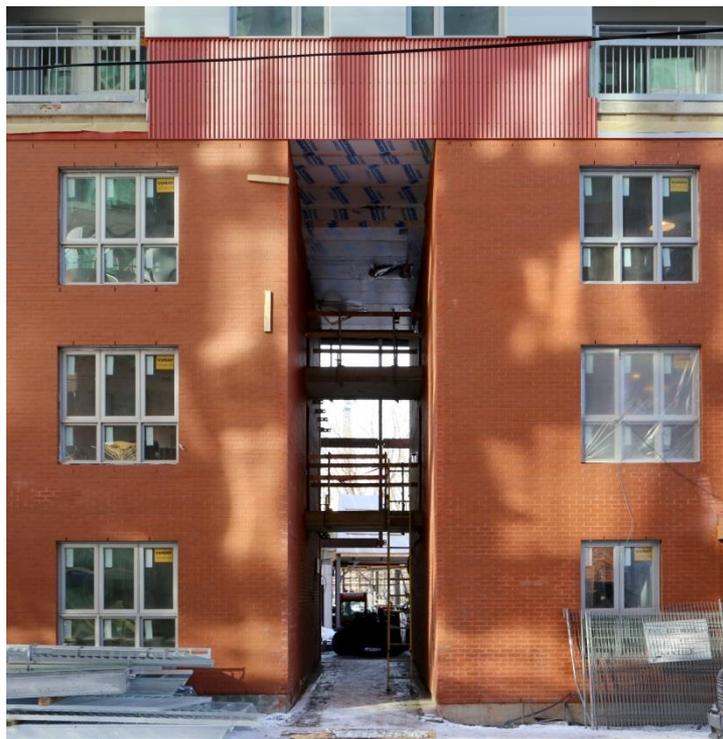


COOPÉRATIVE D'HABITATION TIOHTIAKÉ

2014 | Petite-Bourgogne | **81 units** | **On-site inclusion**

EXAMPLES

PROJECTS IN INCLUSION



COOPÉRATIVE D'HABITATION GRIFFIN

2019 | Petite-Bourgogne | **86 units** | **Offsite inclusion**

EXAMPLES

INCLUSION PROJECTS

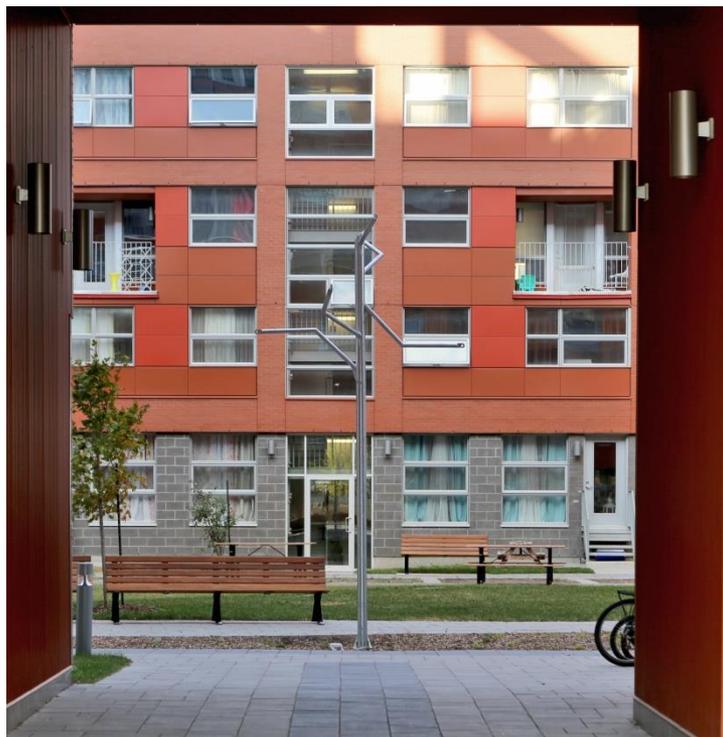


COOPÉRATIVE D'HABITATION LE GORILLE

In progress | Rosemont | **28 units** | **Inclusion on floor**

EXAMPLES

INCLUSION PROJECTS



COOPÉRATIVE D'HABITATION BASSINS DU HAVRE

2015 | Petite-Bourgogne | 182 units | Land transfer – On-site inclusion

HOUSING INCLUSION POLICY

A LEVER FOR COMMUNITY HOUSING

**A TOTAL OF
69 PROJECTS / OVER 5,300 UNITS**

**initiated thanks to the Housing Inclusion Policy
only by Bâtir son quartier**





HOUSING INCLUSION POLICY **DIVERSITY** **EXPERIENCED DAILY**

HOW IS INCLUSION EXPERIENCED IN EVERYDAY LIFE?

- ▶ **Adaptation** to the issues
- ▶ **Design** and arrangements promoting an harmonious cohabitation
- ▶ The **continuation** of Montreal's tradition
- ▶ The challenges of **cohabitation in a dense environment**, common to both social and private housing



HOUSING INCLUSION POLICY A GREAT TOOL FOR AN INCLUSIVE CITY

**IN MONTREAL, THE HOUSING
INCLUSION POLICY ALLOWED ...**

- ▶ An **additional solution** to meet the housing needs
- ▶ The creation of **mixed living environments**
- ▶ An access to **exceptional sites**
- ▶ Engaging in **discussions** with developers and promoters

IN CONCLUSION **CHALLENGES AND REFLECTIONS**

- ▶ **Towards a regulation:**
maintaining the balance
- ▶ **Community housing:**
the need for programs that
recognize the real costs of projects
- ▶ Learn from **exemplary projects**



WHO WE ARE

IMPACT

INCLUSION
PROJECTS

INCLUSION POLICY
BENEFITS

CHALLENGES AND
REFLECTIONS



**THANK YOU
FOR YOUR ATTENTION!**
