

FIXING THE CITY /  
RETISSER LA VILLE

# HOUSING INCLUSION POLICY

Montreal's tool for creating  
social and affordable housing

10<sup>TH</sup> ANNUAL SUMMIT  
COUNCIL FOR CANADIAN URBANISM (CanU10)  
OCTOBER 18<sup>TH</sup>, 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

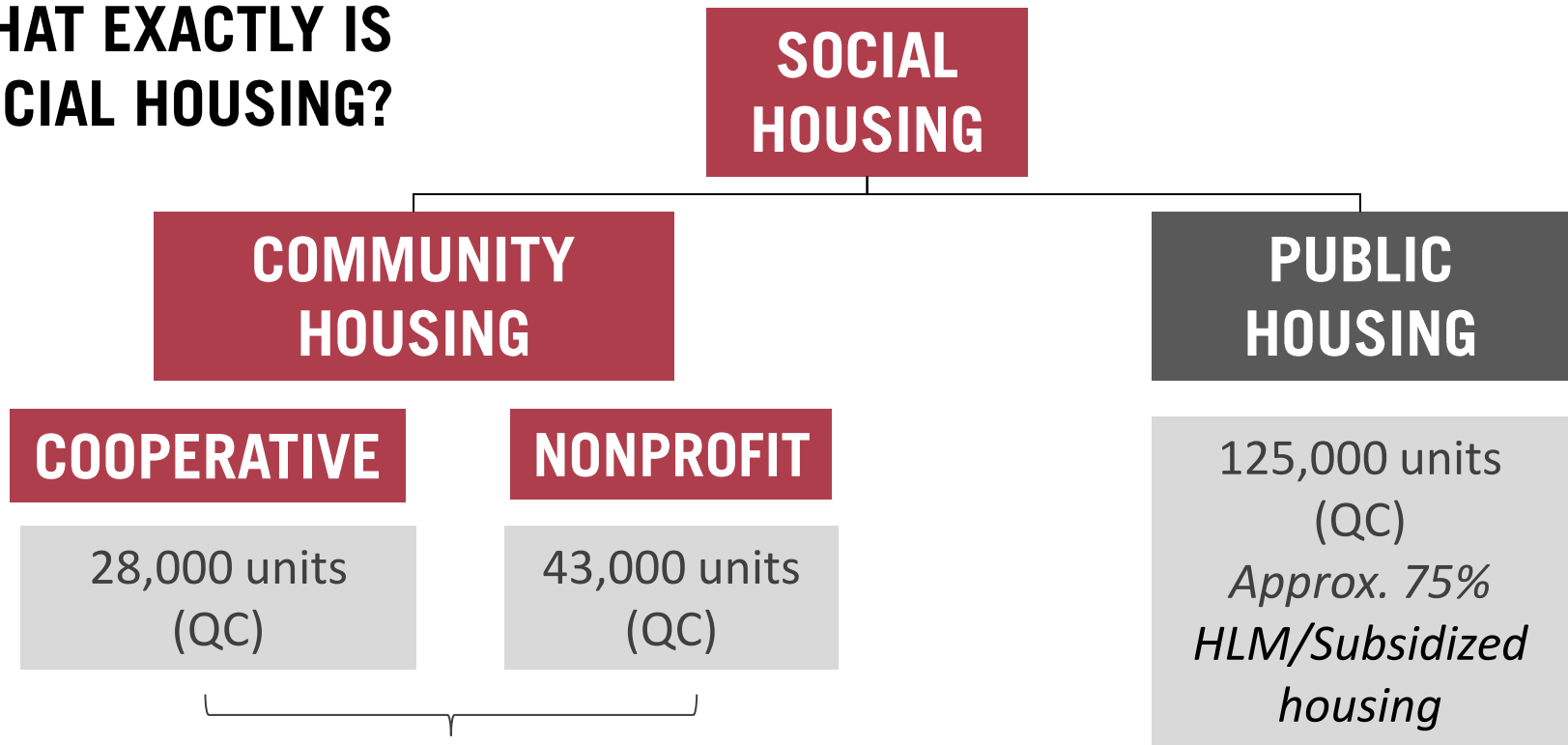




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# WHO WE ARE

## 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
<b>Seniors with slight loss of autonomy</b>	Reduced hospitalization costs  Reduced use of public services	<b>\$103 M</b>
<b>People with disabilities</b>	Reduced use of public services	<b>\$15 M</b>
<b>People with mental health problems</b>	Reduced use of public services	<b>\$9 M</b>

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

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## 3 TYPES OF INCLUSION PROJECTS

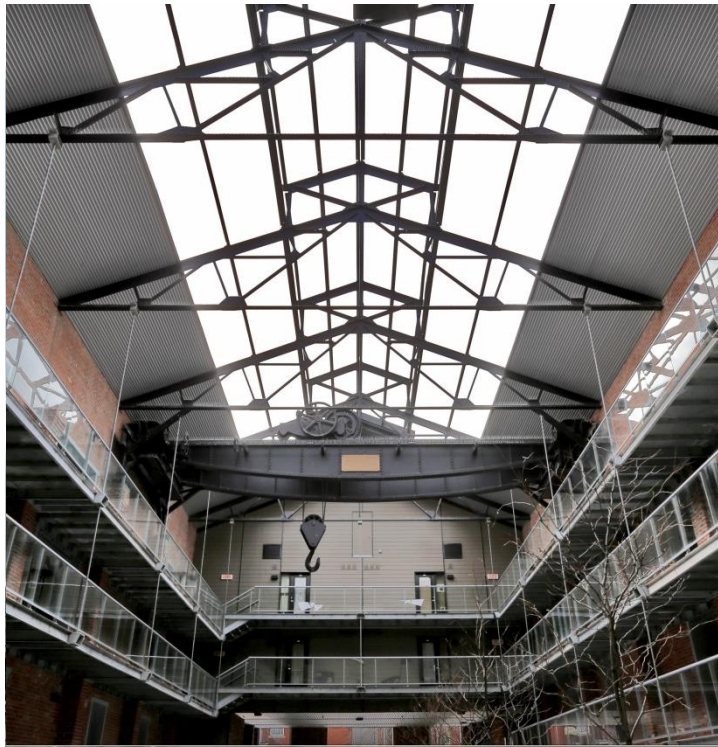




EXAMPLES

# INCLUSION PROJECTS

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## STATION NO 1

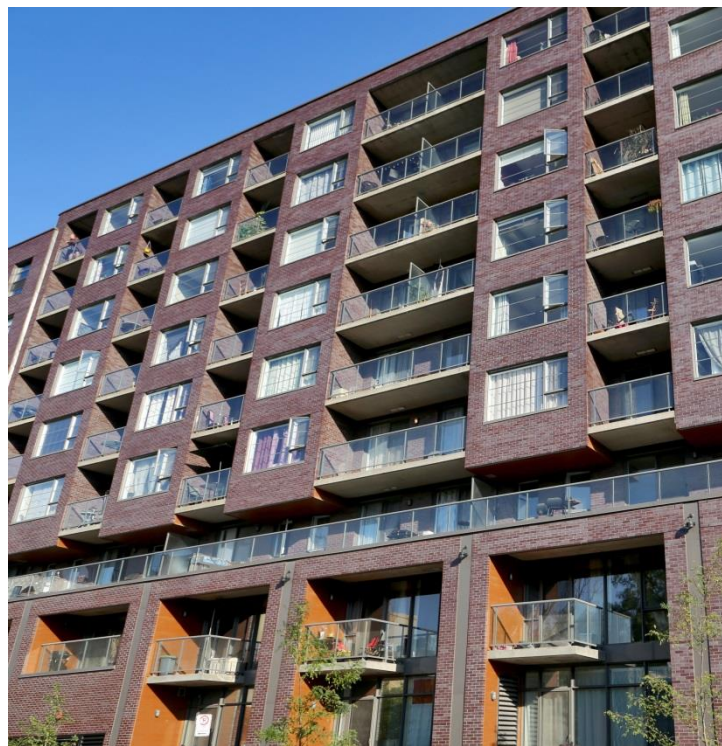
2009 | Hochelaga-Maisonneuve | **74 units** | **On-site inclusion**



EXAMPLES

# INCLUSION PROJECTS

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## COOPÉRATIVE D'HABITATION TIOHTIAKÉ

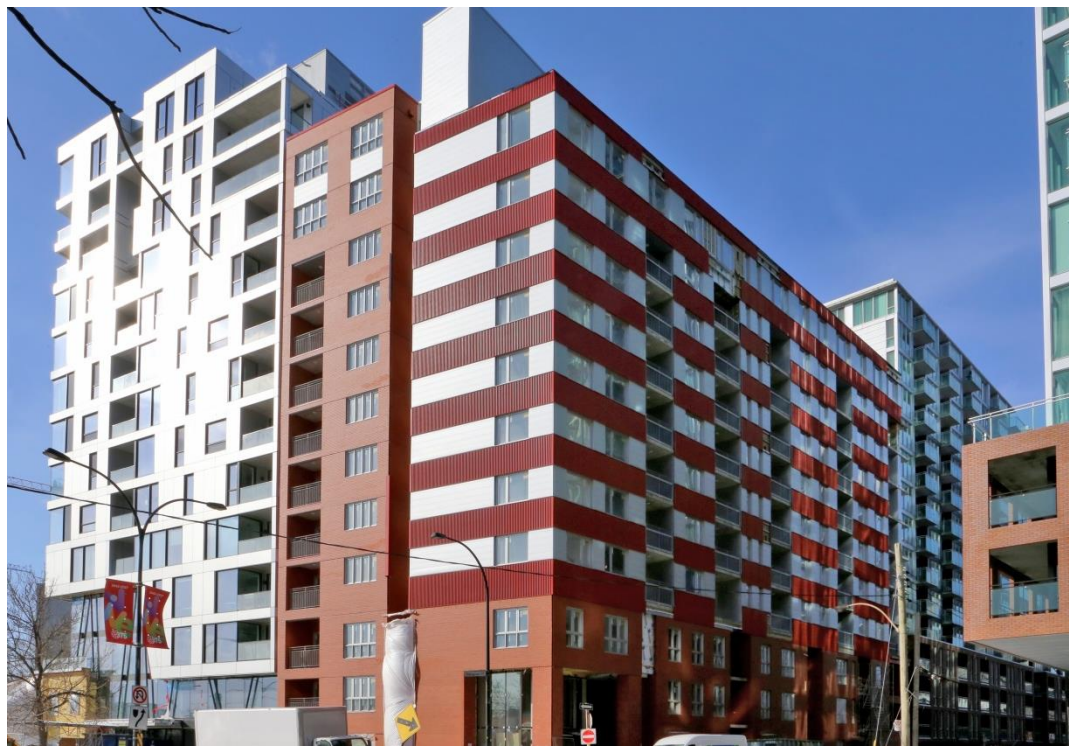
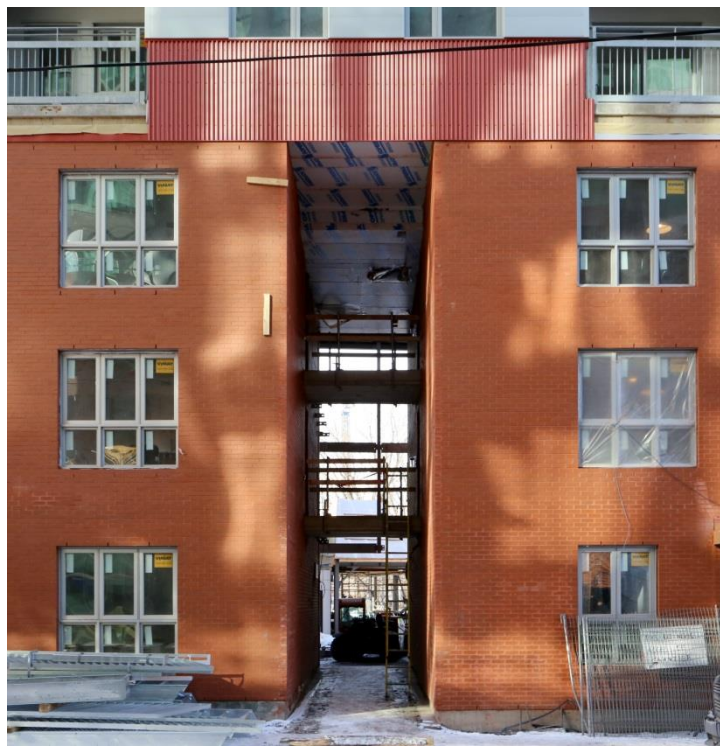
2014 | Petite-Bourgogne | **81 units** | **On-site inclusion**



# EXAMPLES

## PROJECTS IN INCLUSION

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### COOPÉRATIVE D'HABITATION GRIFFIN

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

EXAMPLES

# INCLUSION PROJECTS

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## COOPÉRATIVE D'HABITATION LE GORILLE

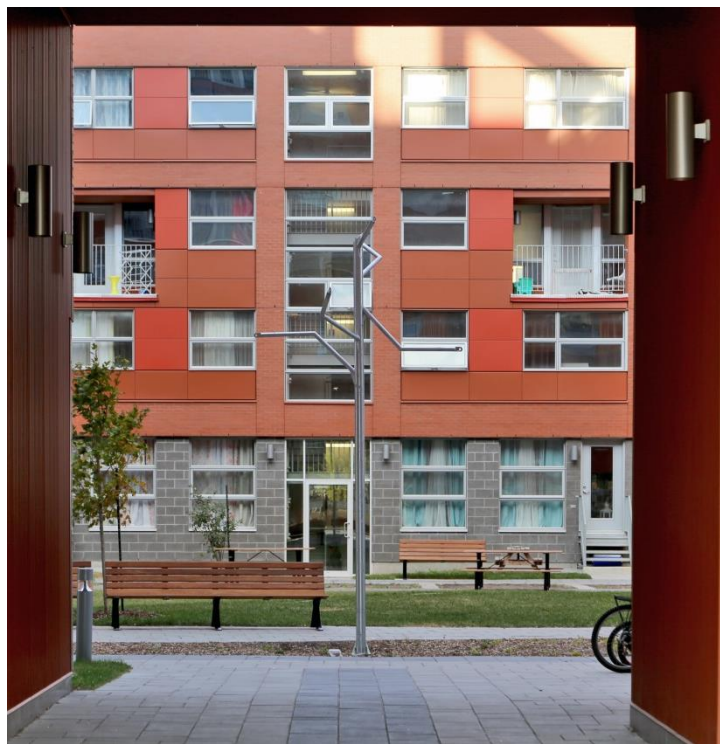
In progress | Rosemont | **28 units** | **Inclusion on floor**



EXAMPLES

# INCLUSION PROJECTS

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## COOPÉRATIVE D'HABITATION BASSINS DU HAVRE

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

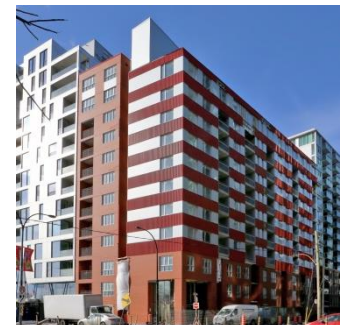
HOUSING INCLUSION POLICY

# A LEVER FOR COMMUNITY HOUSING

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**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**



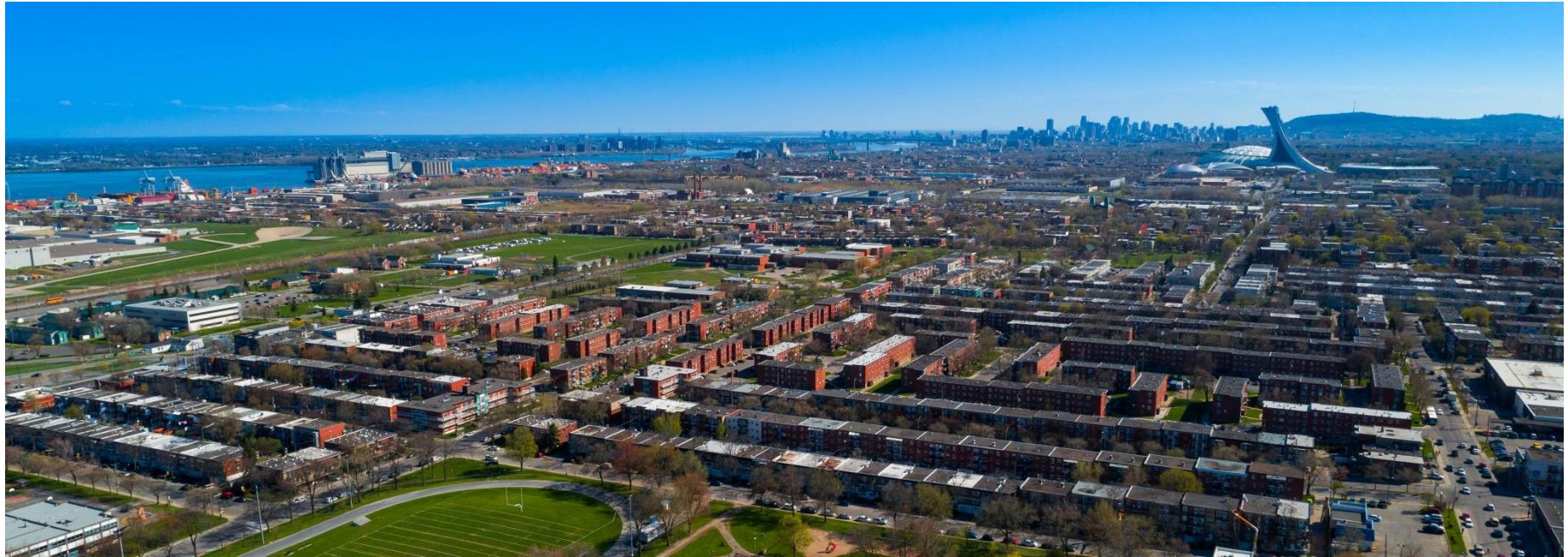
WHO WE ARE

IMPACT

INCLUSION  
PROJECTS

INCLUSION POLICY  
BENEFITS

CHALLENGES AND  
REFLECTIONS



**THANK YOU  
FOR YOUR ATTENTION!**

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