

Housing Market Study

Montréal and Côte-des-Neiges



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Summary

17,355 households (38%) in Cote-des-Neiges would be eligible for social and community housing apartments according to Canadian standards, in 2016. The situation has only gotten worse since then.

The proportion of households paying more than 30% of their income on shelter is higher in Côte-des-Neiges than Montréal: 38% of the households in the neighbourhood compared to 25% in the city. Out of those 17,355 households, more than half (8,910) of them spend more than 50% of their income on shelter. Their median income was \$12,021 in 2016.

In 2016, the CMHC reported that, of households in core housing need in Côte-des-Neiges, 26.9% of renters faced overcrowded living conditions as compared to 5.6% of owners. 61.8% of renters fell below the CMHC's affordability standard while 20.6% of owners fell below this same standard, a much smaller proportion. Lastly, 29.1% of renters felt their housing conditions required major repairs versus 5.7% of owners. Nearly half (48.3%) of renters fell below at least one of these three standards.

The *Front d'action populaire en réaménagement urbain* (FRAPRU), a housing rights group, has called on the federal government to consistently invest \$3B per year to fund new social housing with the aim of constructing 22,500 units in Montréal by 2027.

Our analysis suggests that by 2022, Cote-des-Neiges on its own needs 22,500 units of social and community housing to meet basic needs, according to Canadian standards.

Finally, there is an unmet need for decommodified homeownership, if Montréal is like other cities exploring this

option. This could be a vector for keeping some households in the city who are forced to choose the suburbs.

Introduction

This brief is intended to inform the planning and development of the Hippodrome Site.

This analysis was done by gathering data and reports on the Canadian, Montréal, and Côte-des-Neiges housing markets. Private home ownership price trends were gathered from the Multiple Listing Service (MLS) Home Price Index. The Canada Housing and Mortgage Corporation (CMHC) housing market outlook and housing market assessment reports provided valuable insight into the state of the market and what trends to expect in the future. Recent housing market activity data was gathered from Centris and Zumper. Information on the rental market was primarily gathered from the CMHC's rental market data.

The 2016 census, as well as the limited information released from the 2021 census, gave insight into the makeup of owners, tenants and the community at large.

The neighbourhood of Côte-des-Neiges, where the Hippodrome Site is located, is a highly diverse community with high numbers of students, families, seniors, and immigrants. This results in a unique neighbourhood that is markedly distinct from Montréal as a whole. Please read the Community Profile companion piece for more information about the demographics of the people who will be served by this site.

Ownership Market

This section tries to depict as best as possible the current situation and the trend of the ownership market in Montréal and in Côte-des-Neiges.

Ownership in Montréal

In the Montréal CMA, the price of buying a house has consistently increased since 2011. Figure 1 illustrates this trend in more detail. Since then, total housing prices in the area have more than doubled while prices for a condo in a multi-unit building have grown by 83%. In its most recent housing market reports, the CMHC believes that there is evidence of overheating and price acceleration in the metropolitan area. Table 1 demonstrates this in more detail. Demand for real estate has outpaced supply and the sales-to-new listings ratio sits at near record highs.

This trend of high housing prices is not isolated to Montréal and can be seen across Canada. Since January 2011, total housing prices in Canada have risen by 148% with single-family homes increasing in price by 156%. For units in a multi-unit building, prices have grown by 121%. A significant portion of this growth has occurred since the beginning of the COVID-19 pandemic.

	Sales	Average Median Price	Average selling time (days)
Single-family	20,658	\$ 522,587	23
Condo	19,195	\$ 374,580	43
Plex (2 to 5 units)	5,411	\$ 699,096	48

Table 1 - Housing Market Activity in Montréal CMA in 2021 by housing type (Centris)

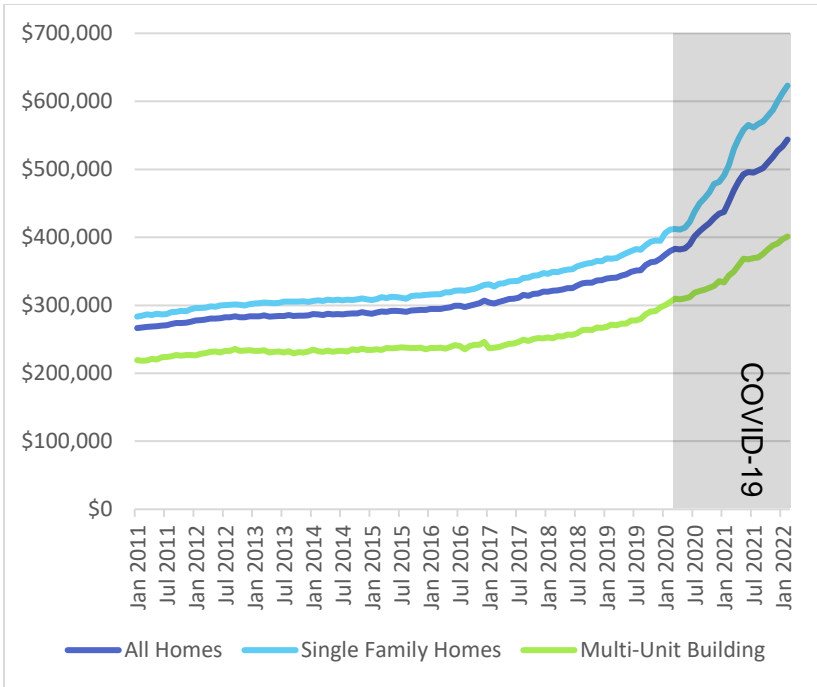


Figure 1 - MLS composite benchmark price in the Montréal CMA

Since March 2020, a combination of high savings rates for higher-income individuals and low mortgage rates has created conditions for strong housing ownership demand. This has coincided with a surge in demand for single-detached housing outside of city centers.

According to the 2016 Census, 55.7% of all households in the Montréal CMA live in an owner-occupied unit. 64.8% of these households held a mortgage. At the time, 15.5% of owner-occupied households spent more than 30% of their household income on housing and their median monthly shelter cost was \$1,181. These figures have certainly increased as housing prices continued to increase.

Ownership in Côte-des-Neiges

Real estate is generally more expensive in Côte-des-Neiges than the rest of the metro area. This holds true for single-family homes, condos, and plexes. Table 2 below shows the housing market activity in the borough of Côte-des-Neiges-Notre-Dame-de-Grâce throughout 2021.

	Sales	Median Price	Average selling time (days)
Single-family	245	\$ 1,147,500	39
Condo	667	\$440,250	52
Plex (2 to 5 units)	183	\$887,000	50

Table 2 - Housing Market Activity in CDN-NDG in 2021 (Centris, 2022)

The 2016 census indicates that Côte-des-Neiges has a lower proportion of owner-occupied dwellings than the Montréal CMA. In fact, only 20.3% of the households were owner-occupied unit. Of these owners, approximately 55.2% held a mortgage while 29% spent over 30% of their income on housing. Côte-des-Neiges is not immune to broader housing market trends and these figures have likely increased since 2016. Home ownership in the borough is increasingly unaffordable which pushes households who would like to own their home to either compromise and live in a smaller unit or seek out more affordable areas which are often suburban and exurban locations.

Problem: Strong demand for home ownership has led to rapidly rising prices. Home ownership is increasingly out of reach.

Rental Market

This section examines the rental market in Montréal and in Côte-des-Neiges. Thanks to rent control laws Québec, which limit a landlord's ability to increase rents when tenants renew their lease, existing leases have stable rents. And yet, rents in Montréal are increasing. No law exists on new leases and landlords can set rents as high as they want for new renters. Renting in Montréal is therefore difficult and can be a major stressor for households. This section analyses what renters have to face in order to get shelter. To do so, average rents and listing prices are examined. These two values are vastly different due to the aforementioned rent control laws since the amount being paid on new leases is much higher than the real average rents.

Montréal's Increasing Rents

Like the ownership market, the rental market in Montréal and its surrounding region has seen rapidly increasing rents in recent years. In fact, in the last five years (since 2016) average rents have gone up from \$760 to \$913, which represents an increase of 20% (Figure 2). This high increase in rent can in part be explained by the fact that during the same period, vacancy rates dipped to outstanding lows prior to the pandemic with overall vacancies dropping to 1.5% in 2019 and vacancies in 3-bedroom apartments down to 0.7% (Figure 3). When vacancy rates drop below 3%, the power balance tips in favour of the landlords and there is pressure on rents to increase. With pre-pandemic vacancy rates so low, the rental situation in Montréal heavily favoured the landlords, at expense of the tenants.

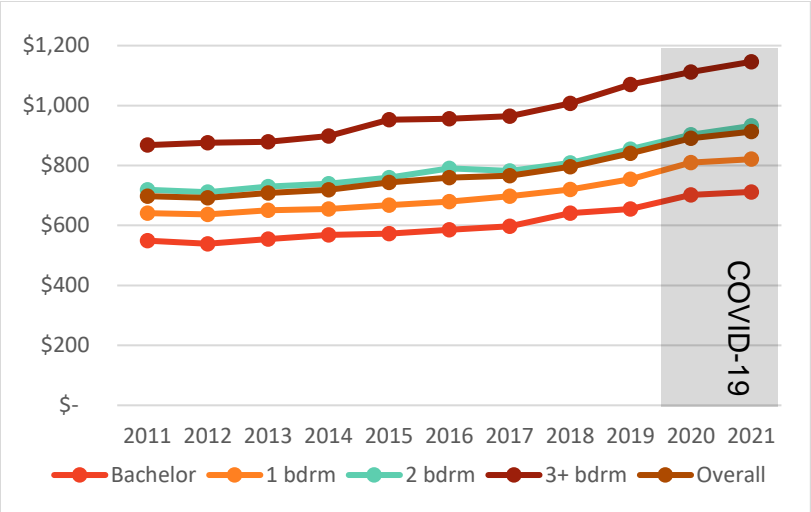


Figure 2 - Average rents in Montréal CMA

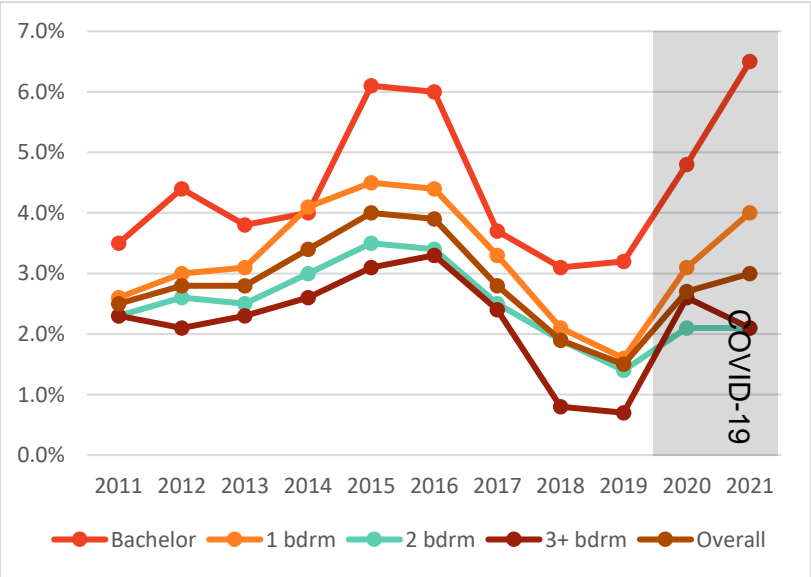


Figure 3 - Vacancy Rate in Montréal CMA

In 2016, in the CMA, over 36% of tenants spent above 30% of their household income on shelter costs while 8.1% of tenant households in the metropolitan area lived in subsidized rental housing.

The COVID-19 pandemic has created a stark increase in vacancy rates in all apartments. However, this has not been translated into noticeable decreases in rents. While overall vacancy rates jumped from 1.5% to 3.0% between 2019 and 2021, average rents increased from \$841 to \$913, an increase of nearly 12% (Figures 2 & 3). This suggests that traditional market forces could be insufficient to address the unaffordability of rental housing. It remains to be seen what the long-term effects of the pandemic will be on the rental market. If there is a return to pre-pandemic levels of vacancy, there would once again be a shortage of housing stock which would put more upward pressure on rents.

Renting in Côte-des-Neiges

80% of households in Côte-des-Neiges are renters, significantly higher than the 44% in the rest of the metropolitan area. This makes the residents of the neighbourhood especially susceptible to rental market fluctuations and evictions as they are not building equity in the real estate market like owners are. As such, the vast majority of residents living in Côte-des-Neiges are being especially hit by the rental market trend of rapidly increasing rents.

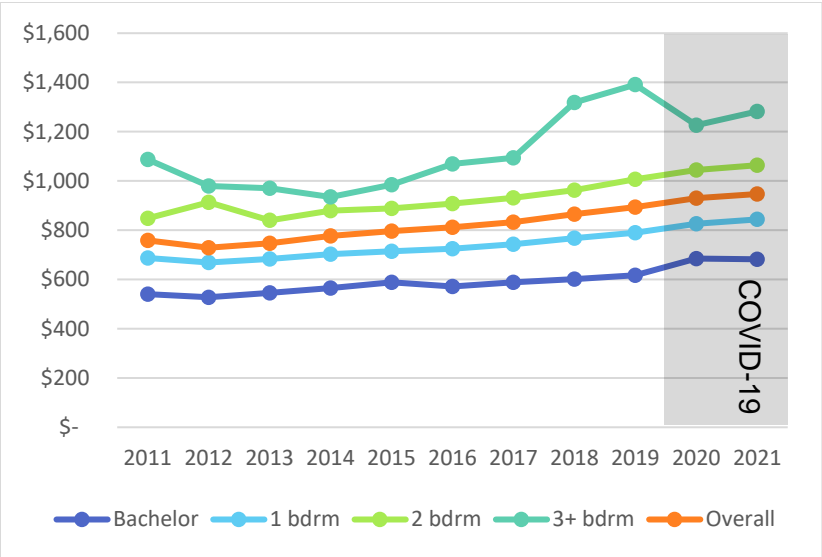


Figure 4 - Average rents in Côte-des-Neiges

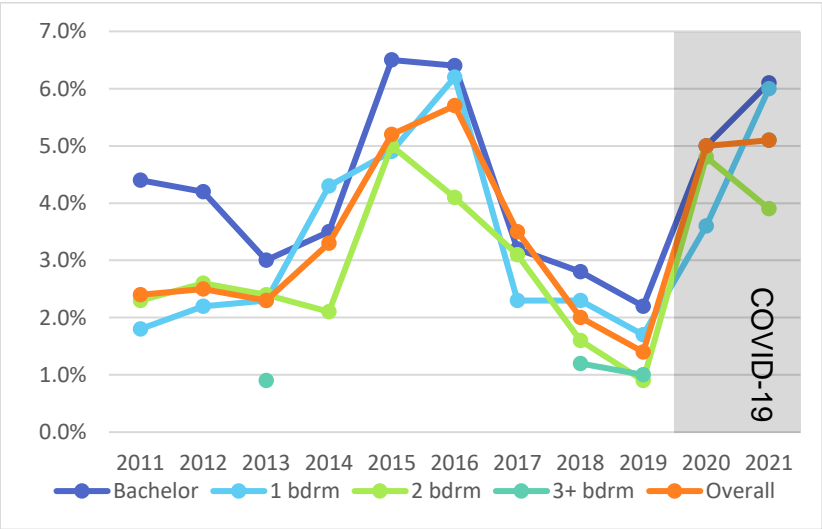


Figure 5 - Vacancy rate in Côte-des-Neiges

Source: CMHC

Note: Within Côte-des-Neiges the CMHC’s data is often insufficient for the CMHC to report high reliabilities for vacancies. 3+ bedroom apartment vacancies is missing data for most years due to this lack of quality data.

Côte-des-Neiges has many small housing units. 41% of its housing stock is composed of studios or one-bedroom apartments, a significantly higher proportion than the Montréal CMA (20%) despite similar characteristics of household size. This suggests that families and residents of Côte-des-Neiges live in smaller units within the neighbourhood which can result in cramping and overcrowding. Furthermore, as shown on Figure 5, vacancy rates of larger dwellings are lower than the ones of smaller dwellings (studios or one-bedroom). These low vacancy rates of larger apartments also reinforce the demand for larger apartments. As such, to address housing issues, new housing should significantly prioritize larger units to balance this inequality. In addition, larger units will be more affordable to build and maintain as amenities and utilities can be pooled while providing housing for more people.

In 2014, the *Front d’action populaire en réaménagement urbain* (FRAPRU) published a dossier on the renting situation in Côte-des-Neiges. This dossier articulates the dark reality that some renters in the neighbourhood face, qualifying the rental market in Côte-des-Neiges as “miserable” and “disastrous”. According to the dossier, one of the reasons Côte-des-Neiges is more significantly affected by the difficult rental market is because the incomes for Côte-des-Neiges’ residents increase at a slower rate than the rents. From 2006 to 2011, the income of renters in CdN increased by 4.5%, while average rents have increased by 10%. It can be expected that this situation has only intensified since, especially during the COVID-19 pandemic. The report also specifies that the housing situation for newcomers is even worse, it is even qualified as “scandalous”. Indeed, 32% of the renters with an immigrant background spend more than half then their income on housing.

In 2016, in Côte-des-Neiges, while over 40% of all tenant households spent over 30% of their income on housing and thus could be eligible for affordable housing, only 6.7% of Côte-des-Neiges tenant households lived in subsidized rental housing. As property values rise and landlords take advantage of this trend, existing tenants face eviction and displacement. According to the *Organization d'Éducation et d'Information Logement de Côte-des-Neiges (OEIL)*, in 2021 more than 870 people have requested help regarding eviction, an increase of almost 50% since the previous year. Eviction notices have also tripled in 2021 compared to 2020.

New rental listings are also important to analyze as they are the “real” price that new renters must grapple with. As Côte-des-Neiges is known for its high concentration of new arrivals, the prices listed in Table 3 are what they must pay when coming to Montréal and Côte-des-Neiges as these new leases are no longer rent controlled. For example, new listing prices for a two-bedroom apartment are 25% higher than average rents in Côte-des-Neiges.

	Côte-des-Neiges	Montréal
Studio	\$997	\$1,029
1 Bedroom	\$1,200	\$1,370
2 Bedroom	\$1,548	\$1,806
3 Bedroom	\$1,727	\$2,265

Table 3 - Median Listed Rents in January 2022 in Côte-des-Neiges via Zumper.com

Problem: Despite high vacancy rates, rents continue to increase.

The Housing Market Going Forward

In the Montréal CMA, decade-high levels of construction, particularly in the rental market, will add to the supply of housing units. Figure 6 shows that the number of completions for both rental units and all housing types peaked in 2020. Since 2011, the number of rental units as a proportion of new construction starts has steadily increased and in 2021, 62% of construction starts were for purpose-built rentals.

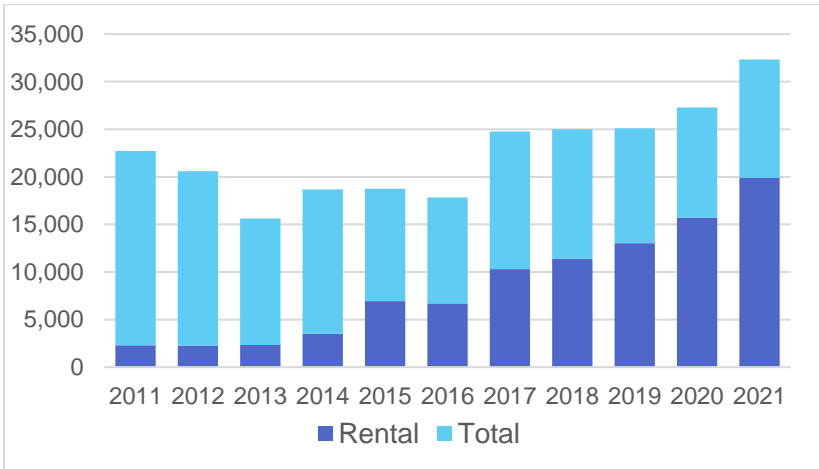


Figure 6 - Housing construction starts by year in Montréal CMA

In Côte-des-Neiges, 2020 and 2021 saw the highest number of housing construction starts in the last decade as shown on Figure 7. The vast majority will be rental units when completed. Despite this increased level of supply, many of these new units will not be affordable to the current residents of the neighbourhood due to the general market trend of high and rising rents.

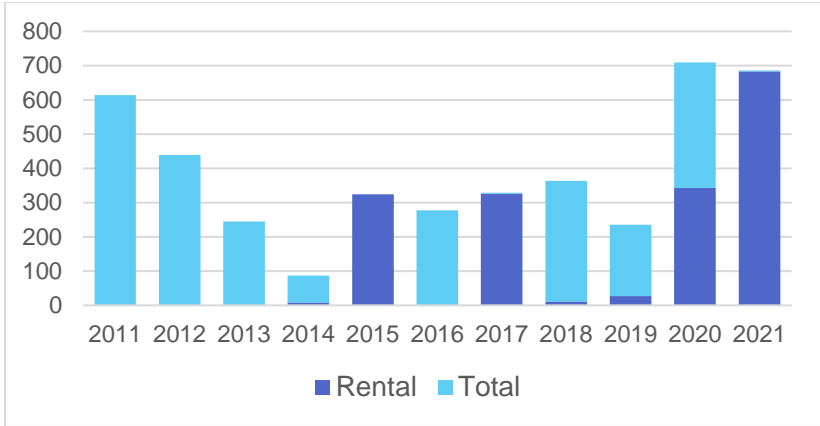


Figure 7 - Housing construction starts by year in Côte-des-Neiges

Near the Hippodrome Site, there are many recent and future developments such as the Triangle and Royalmount that will add to the supply of condos in the area. Most of the units in these developments are at market rate, leaving them exposed to the current trend of unaffordability that plagues the housing market.

The CMHC is projecting that real estate prices will remain high in the Montréal area due to demand outpacing supply. The strong demand for single-detached housing since the beginning of the pandemic is expected to eventually cool off while transactions for condos are expected to increase. If widespread working from home persists, even in a hybrid model, the demand for larger housing units with more rooms for home office purposes for example will likely increase.

The *Institut de la Statistique du Québec* is projecting that the Montréal CMA will hit a population of nearly 4.7 million by 2031.

Barring unforeseen economic forces, housing unaffordability will continue to be a significant issue in the region.

Problem: High levels of new rental supply is not leading to decreases in rents. The CMA will keep growing which will continue to put upward pressures on housing prices.

Housing Needs

This section outlines the need for permanently affordable housing in Côte-des-Neiges and Montréal. This analysis compares incomes and shelter costs in 2016.

17,355 households in Cote-des-Neiges would be eligible for social and community housing apartments according to Canadian standards, in 2016. According to the Institut National de la Statistique, the City of Montréal lost 48,000 people between 2020-2021 as people fled to the suburbs looking for affordable homeownership. The situation has only gotten worse since then. Appendix 1 presents this graph in more detail.

Household Income

According to multiple sources, such as the CMHC and Statistics Canada, shelter costs should not exceed 30% of a household’s income, no matter the income. However, in Montréal and Côte-des-Neiges there are still many families paying more than this percentage, with some paying more than 50% of their income on shelter costs. By paying such a great proportion of their incomes on shelter, it limits the proportion left for other needs such as food, education, leisure, and savings. This section underlines households in Montréal and Côte-des-Neiges who were paying more than 30% of their income on shelter costs. It is important to note that while these numbers are from 2016, it can be assumed that the number of households in need that are

presented in this section have only increased since then (in part due to the COVID-19 pandemic).

Table 4 shows the number of households paying more than 30% of their total income on their house's costs. Those households are in need of affordable housing as they already have low income (columns 4 and 6) and use a large portion of this already low income on shelter costs.

First, it is possible to see that median incomes of this population are lower in Côte-des-Neiges than in Montréal. Second, the proportion of households paying more than 30% of their income on shelter is higher in Côte-des-Neiges than Montréal. In fact, they represent 38% of the households in the neighbourhood compared to 25% in the city. Out of those

17,355 households, more than half (8,910) of them spend more than 50% of their income on shelter, their median income was \$12,021 in 2016. To be affordable, these people rent should not exceed \$300/month which, as described in the previous section, does not exist in Côte-des-Neiges.

Households living in two or more bedrooms apartments have higher income than households living in one-bedroom apartment (or studios), and so in Montréal and Côte-des-Neiges. This can be explained by the fact that households living in a two bedroom (or more apartment) are most likely composed of at least two adults, which potentially increases the total household income.

		Spending 30% to less than 50% of income on shelter costs		Spending 50% or more of income on shelter costs	
		Number	Median income	Number	Median income
Montréal	Total	245,530	\$30,971	177,890	\$14,329
	No bedroom or 1 bedroom	74,215	\$21,751	75,160	\$11,264
	2 or more bedrooms	171,315	\$36,975	102,725	\$17,993
Côte-des-Neiges	Total	8,445	\$28,144	8,910	\$12,021
	No bedroom or 1 bedroom	4,195	\$22,393	4,800	\$9,352
	2 or more bedrooms	4,240	\$36,524	4,085	\$16,349

Table 4 - Number of households paying more than 30% of their total income on their shelter costs by dwelling size and their median income in 2016 (Source: Census Canada, 2016)

Housing Quality in Côte-des-Neiges

Aside from economic factors, even those who can obtain housing face issues regarding the quality of the housing that they live in. Living in overcrowded and unsanitary conditions can affect a person's health, both socially and physically. As such, housing concerns must also take into consideration the quality and size of housing to fit the households who will move into the development.

The CMHC tracks three different housing standards: suitability (crowding), affordability (more than 30% of income going to housing costs), and adequacy (state of repair). Failure to meet these housing standards affect renters more severely than

owners. In 2016, the CMHC reported that, of households in core housing need, 26.9% of renters faced overcrowded living conditions as compared to 5.6% of owners. 61.8% of renters fell below the CMHC's affordability standard while 20.6% of owners fell below this same standard, a much smaller proportion. Lastly, 29.1% of renters felt their housing conditions required major repairs versus 5.7% of owners. Nearly half (48.3%) of renters fell below at least one of these three standards.

The high price for rent has strong impacts on individuals with restricted incomes. There are nearly 200,000 university students in Montréal with many more in college. For seniors, which are a growing demographic, rents for apartments that include a meal have risen 30% since 2011 despite decade-low level vacancy rates.

For low-income households, the state of housing is a concern. The strong demand for affordable housing amongst vulnerable populations creates favourable conditions for landlords who can easily rent out apartments without adequately investing in

maintenance. Residents face unsanitary conditions with cases of mold, rodents, cockroaches, and bed bugs being reported. In 2016, the borough of Côte-des-Neiges–Notre-Dame-de-Grâce inspected 3,919 units resulting in 404 notices of non-compliance and 110 statements of offence being issued.

The issue of housing condition in the borough extends to existing social housing where many units are uninhabitable due to a lack of maintenance. In 2018, nearly 70 units in buildings owned by the *Office Municipal d'Habitation de Montréal* (OMHM) in CDN-NDG sat vacant due to poor conditions.

Another problem is overcrowding. As rents get higher and higher, families do not always have the means to pay for adequately sized housing. This leads to overcrowding, which will decrease the quality of life. In Côte-des-Neiges, 11% of one-bedroom (or studio) dwellings were home to three people. Even if their total income is sufficient to pay for this small dwelling, they should still be considered in need for affordable housing as their state of living is not suitable.

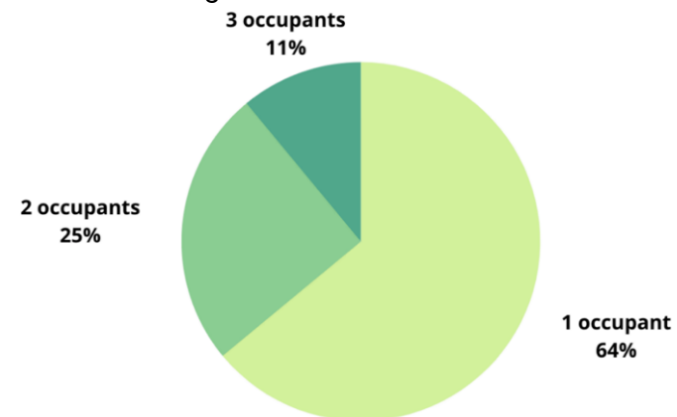


Figure 8 - Division of household sizes for 1-bedroom or studio dwellings

Students

When considering the housing needs of residents in Côte-des-Neiges and Montréal, students represent a unique demographic because they are often interested in temporary accommodations, furnished apartments, and are more willing to live with roommates, both to reduce personal cost and to form social bonds. The Montréal university student population was just over 192,000 as of Fall 2021, representing about 11% of the total population of the City of Montréal. Within Côte-des-Neiges, there are four college-level and three university-level institutions. The three university-level institutions, all affiliated with Université de Montréal, have a combined student population of nearly 70,000, including 8,500 foreign students. Many of these students choose to live in the neighbourhood due to its proximity to the university campus, resulting in a large student resident population in Côte-des-Neiges. There is not only a need to address the needs of this population, but also to ensure harmony between the students and non-student residents of the neighbourhood. The recent trend towards the financialization of student housing across Canada exacerbates the need for affordable student housing as the market shifts from a demand-driven model to a finance-driven model seeking to attract investors.

Immigrants without qualifications

Though many residents of Côte-des-Neiges are highly educated, those who are immigrants have expressed difficulty in obtaining jobs that correspond to their level of education. This is often due to their credentials not being recognized by Canada or Québec, necessitating that they instead complete

additional coursework in the country/province in order to be hired in their ideal position. This presents a unique challenge for the community because of the high proportion of immigrant residents. The high number of small businesses and start-ups in the neighbourhood should be leveraged as a potential solution to this challenge. In addition to continuing to support existing commercial or business enterprises, additional support should be given to individuals wishing to create their own businesses, something the Hippodrome site has the potential to assist in through the inclusion of affordable commercial spaces on the site.

Problem: Housing is increasingly becoming unaffordable for all, pushing people into substandard housing conditions.

A Housing Gap

A great gap exists between the needs and the offerings in affordable housing in Côte-des-Neiges. The social and community housing units in Côte-des-Neiges make up 5.5% of the total number of social and community housing units in the City of Montréal. With the Hippodrome development, there is the potential to double or triple the number of affordable units in the neighbourhood.

Going forward, if this gap between demand and offerings is to be filled, a new product needs to be introduced into Montréal's housing market. For this project, solutions such as homeownership with constraints on resale – which has been tested elsewhere in North America – can be looked at.

This new product can enable households who would like to be owners but with not enough income to buy market rate houses to be. This will provide an option to Montréal households who want to own a home on the island at a price they can afford. However, by buying this type of housing new residents have to commit to reselling it to the next household at the same price they paid for, plus the cost of living. This new kind of housing could be proposed for the Hippodrome site.

Demand for Decommodified Housing

The surge in housing prices, particularly since 2020, is evidence of a housing market that is increasingly commodified. While housing is a necessity for individuals and families, it has also served as a valuable investment option. To capitalize on a market that keeps rising, individuals and firms with available capital are buying housing, generating rent, and re-selling the properties for a lucrative profit. However, with home ownership becoming out of reach for many and the cost of rent continuously increasing, residents and community groups have called on various levels of government to address this unaffordability crisis.

In public consultations on the Hippodrome Site conducted by the *Office de Consultation Publique de Montréal* (OCPM), community groups expressed the need for housing on the site to escape real estate speculation. Residents called for at least 2,500 social housing units on the site. There was demand for the city to go above and beyond the 20% share of social housing set out in the city's draft by-law with participants proposing 35-100% of the site allocated to social housing. This demand was also accompanied by concerns about other recent developments in the area such as the Triangle Namur-Jean Talon having inadequate levels of social housing. For non-social housing on the site, there was considerable demand that most, if not all, be affordable to middle-income individuals who are also feeling the pressures of the housing market.

The *Corporation de développement communautaire de Côte-des-Neiges* report on the Hippodrome Site (2015) determined that residents and community members are supportive of diversity in terms of both housing tenure and the demographics of future

residents. Although residents expressed a preference for smaller buildings, like the triplexes seen in the Plateau, they expressed concern about the small size of many existing social housing units and want to prioritize the size of units in the design process.

Participants in the consultations desired a mix of housing typologies and tenure systems. There was expressed demand for a diversity of tenure systems in order to accommodate families and reflect the socio-economic diversity of Côte-des-Neiges. As part of the social housing units, groups such as *l'Unité de travail pour l'implantation de logement étudiant* (UTILE) recommended 800 units be reserved for student housing.

FRAPRU has called on the federal government to consistently invest \$3B per year to fund new social housing with the aim of constructing 22,500 units in Montréal by 2027.

This new development at the Hippodrome Site could be a great opportunity to build a new kind of anti-speculative homeownership model for some of the units. Based on the experience of the community land trust (CLT) movement in the United States, many concerns surrounding affordability and ownership could be addressed through a decommodified housing ownership system. Instead of residents paying landlords for rent, residents would be paying a mortgage and accumulating equity. When the household decides to eventually sell, the units could be sold back through the housing trust, to the next household, at an affordable price outside of market forces. CLTs inherently preserve affordability while providing security and control to the community that lives there.

Existing Decommodified Housing

Through the *Société d'habitation et de développement de Montréal* (SHDM), a municipal creature that maintains a bank of permanently affordable rental housing, and the OMHM, another municipal creature that maintains a bank of publicly owned social housing. The City of Montréal has played a lead role in implementing Accès-Logis, which has created thousands of community housing units in the past 20 years. As of 2019, based on a report from the City of Montréal, there are 62,707 social and community housing units in the Montréal agglomeration. Over 35% of the social housing units are under the HLM program, where people pay 25% of their income to meet housing needs. There are also 10,787 units under the HLM program for seniors and 8,862 units for families and single people. 23.9% of social housing units are co-operative housing projects.

Various organizations in Montréal assist in the creation and management of cooperative housing, including the *Groupe conseil en développement de l'habitation* (Groupe CDH), *Atelier Habitation*, *Regroupement des organisations du Montréal ethnique pour le logement* (ROMEL), *the Fédération des Coopérationes d'Habitation Intermunicipale du Montréal Métropolitain* (FECHIMM), and *Les Habitations populaires de Parc-Extension* (HAPOPEX). HAPOPEX has created a total of 441 units of cooperative housing within 18 projects in 6 different neighbourhoods of Montréal, including 148 units in Côte-des-Neiges. Atelier Habitation has been involved in the creation of 171 projects consisting of 5231 units in Montréal, only 10 units of which are located in Côte-des-Neiges. ROMEL has a focus of creating multiethnic housing cooperatives and improving access to tenant resources and has been involved in

the creation of 3 projects in Côte-des-Neiges with a total of 166 units. FECCHIMM has 460 member cooperatives, consisting of 12,000 households. 27 of these cooperatives are located within the Côte-des-Neiges–Notre-Dame-de-Grâce borough. Finally, Groupe CDH has created a total of 280 projects in Montréal consisting of 8,000 units, 22 projects of which are located in the Côte-des-Neiges–Notre-Dame-de-Grâce borough, representing 492 units. Appendix 2 presents these numbers in more detail.

Problem: There is a large demand for decommodified housing, yet there are not enough units are being built to meet community needs.

Conclusions

The housing situation in Montréal is unsustainable. Rapidly increasing costs and commodification point to a strong requirement for decommodified housing. This report has made it clear that there is significant need for more affordable housing models and community consultations have demonstrated strong public support as well.

As housing markets continue their trends of increasing prices, more and more people are pushed into the fringes of housing. Families must make compromises between unreasonable amounts of income going towards rents or downgrading to poorer housing conditions, be it too small, in bad condition, or in an unideal location. In many cases they may lose on all fronts.

Building a model of housing that is separate from the housing market will provide significant economic and social stability and security to households and families at need. The Montréal Hippodrome Site has enormous potential in not only allowing

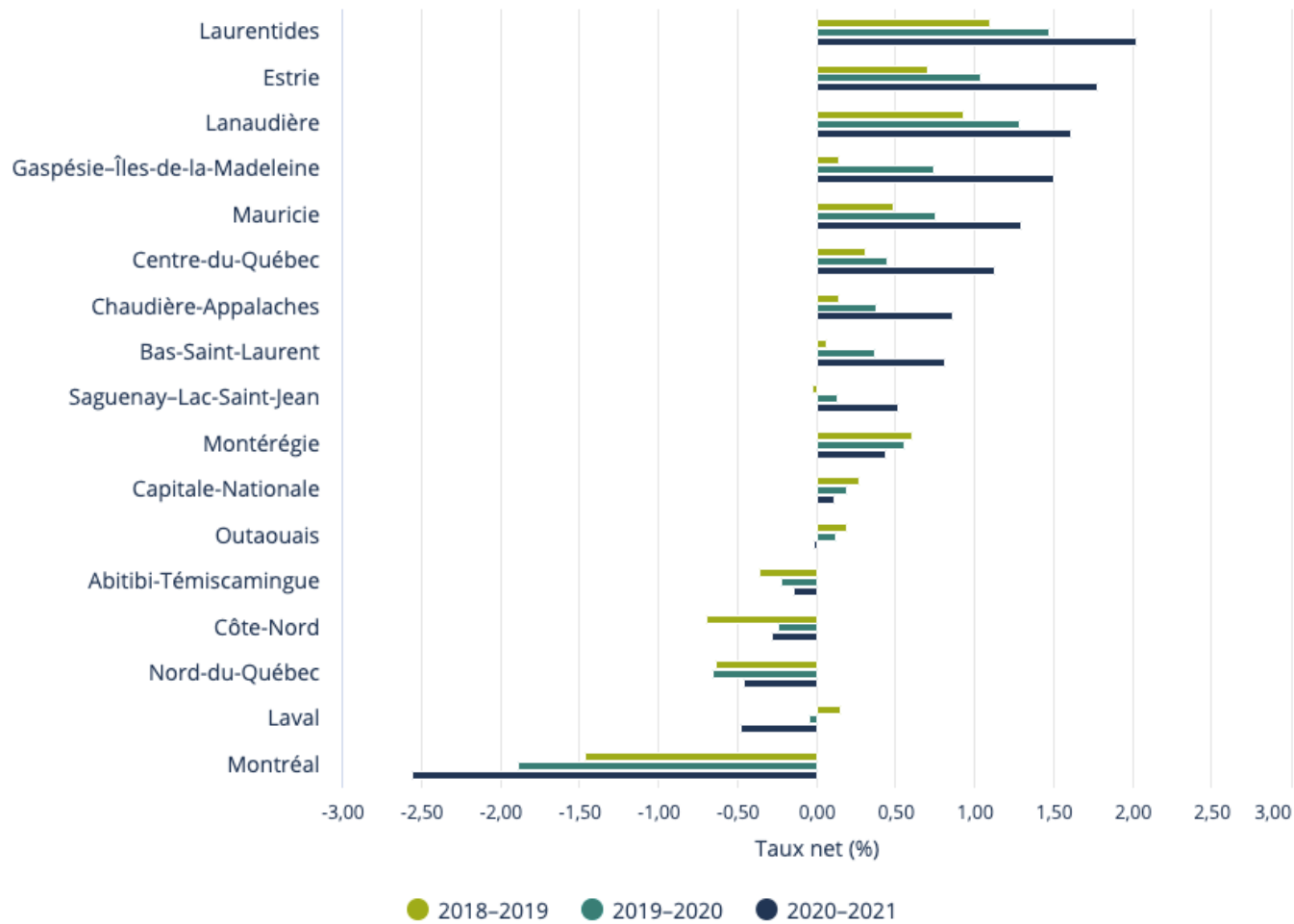
current people to exit the volatile housing market, but also serve as a successful template for other developments in the City or province. It can act not just as an economic shield from current unaffordability, but as a home for people for generations to come. While developing this site, developers should consider populations in need in the neighbourhood and Montréal. They should ensure that they serve properly the most vulnerable and their needs.

Based on the findings from the report, we recommend:

- New housing on the Hippodrome Site should prioritize larger units that can accommodate families and students. As such, we recommend that 15% of the units be 1-bedroom units, 20% of the units be 2-bedroom units, 45% be 3-bedroom units and 20% be 4-bedroom units.
- Rents on the Hippodrome Site should be calculated based on households in need's incomes and should not exceed 30% the household's income.
- The site can contribute to stem the exodus of homeowners from Montréal by providing an option for those seeking to buy in Montréal without sacrificing permanent affordability on the site.

Appendix 1 – Net Migration Rates in Québec

Taux net de migration interrégionale, régions administratives du Québec, 2018-2019 à 2020-2021



Source : Institut de la statistique du Québec, exploitation du Fichier d'inscription des personnes assurées (FIPA) de la Régie de l'assurance maladie du Québec (RAMQ).

Appendix 2 – Social and Community Housing in Côte-des-Neiges

	All social and community housing	HLM housing				Non-HLM public housing		Nonprofit housing	Cooperative housing
		All HLM	Families and single people under 60 years	Elderly people over 60	Adapted units, with services, rooms, etc.	SHDM	OMHM		
Côte-des-Neiges	3 362	921	431	450	40	568	67	1 252	554

Source: Ville de Montréal, 2019