

PROJECT

Non-profit housing organizations play an important role in addressing the housing crisis. However, financial, political, and institutional barriers continue to impede non-profit housing production. As part of the four projects proposed in our publication *Portes Ouvertes*, this project aims to address the third door which needs to be unlocked: building an abundance of non-market housing.

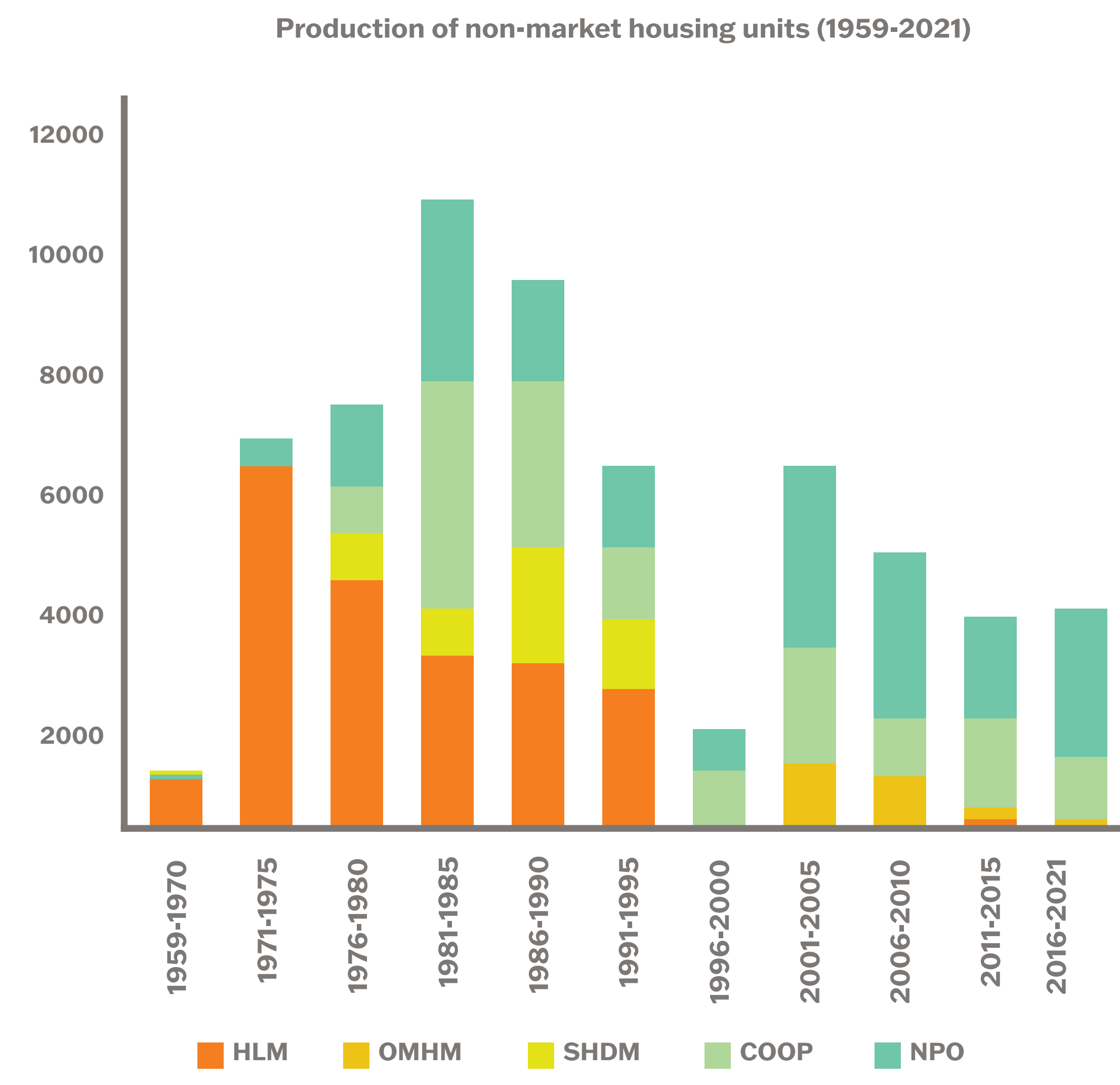
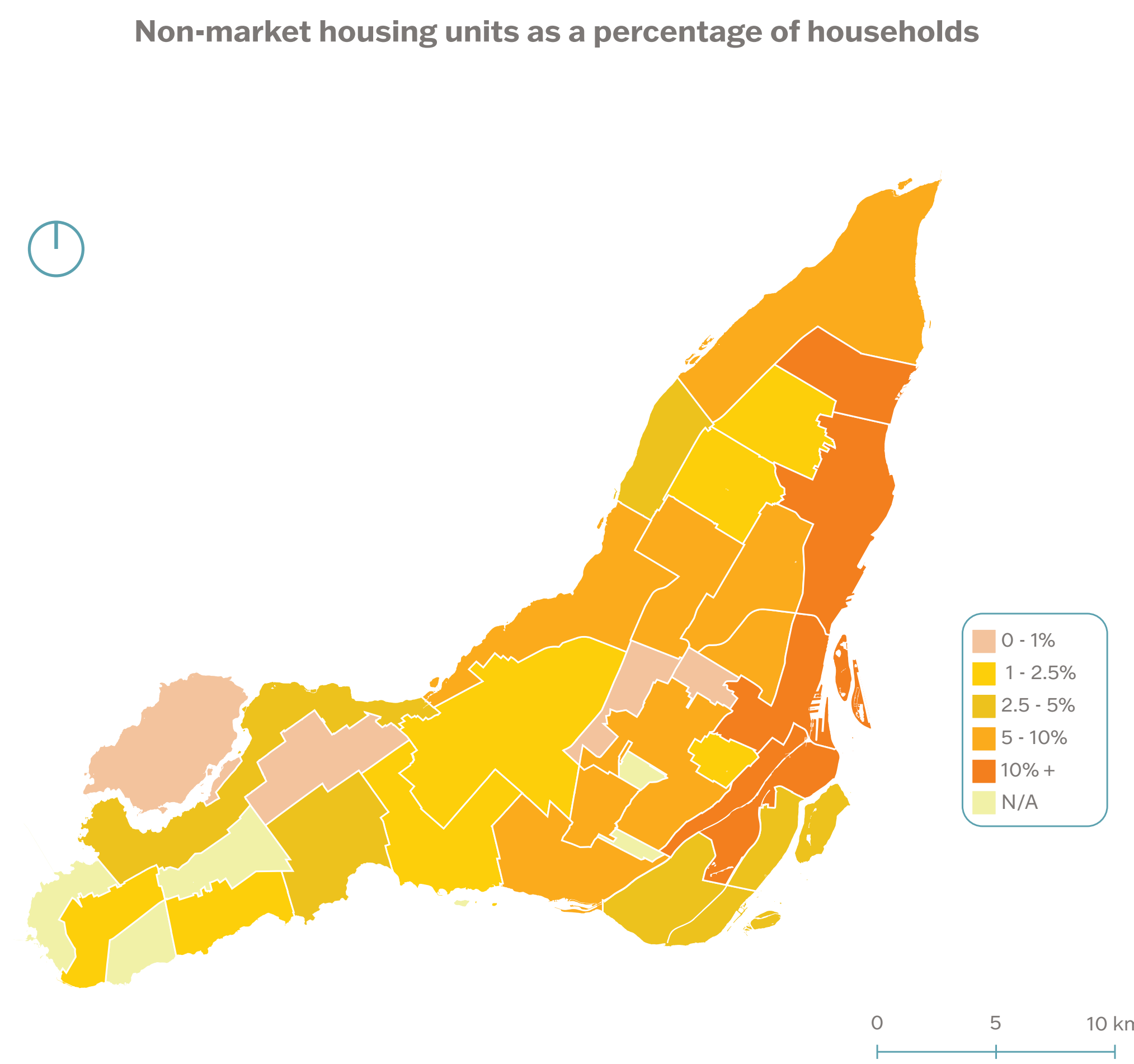
By documenting and addressing these institutional obstacles, we aim to develop tools to guide public actors in Montreal and other Canadian metropolitan areas in the development of new strategies and policies to increase non-profit housing production.

APPROACH

- LITERATURE REVIEW**
Identifying financial, policy and institutional barriers to non-profit housing
- POLICY REVIEW**
Documenting existing policy approaches in the Montreal region
- CASE STUDY ANALYSIS**
Creating a list of good examples from other cities around the world
- DEVELOPER WORKSHOPS**
Conducting workshops with non-profit housing developers to pinpoint barriers and brainstorm potential solutions
- RECOMMENDATIONS**
Producing recommendations for public actors on how to reduce or eliminate barriers to non-profit construction
- TRAINING**
Developing a training plan for governments who want to review and improve their strategies to support non-profit housing production

NON-MARKET HOUSING IN MONTREAL

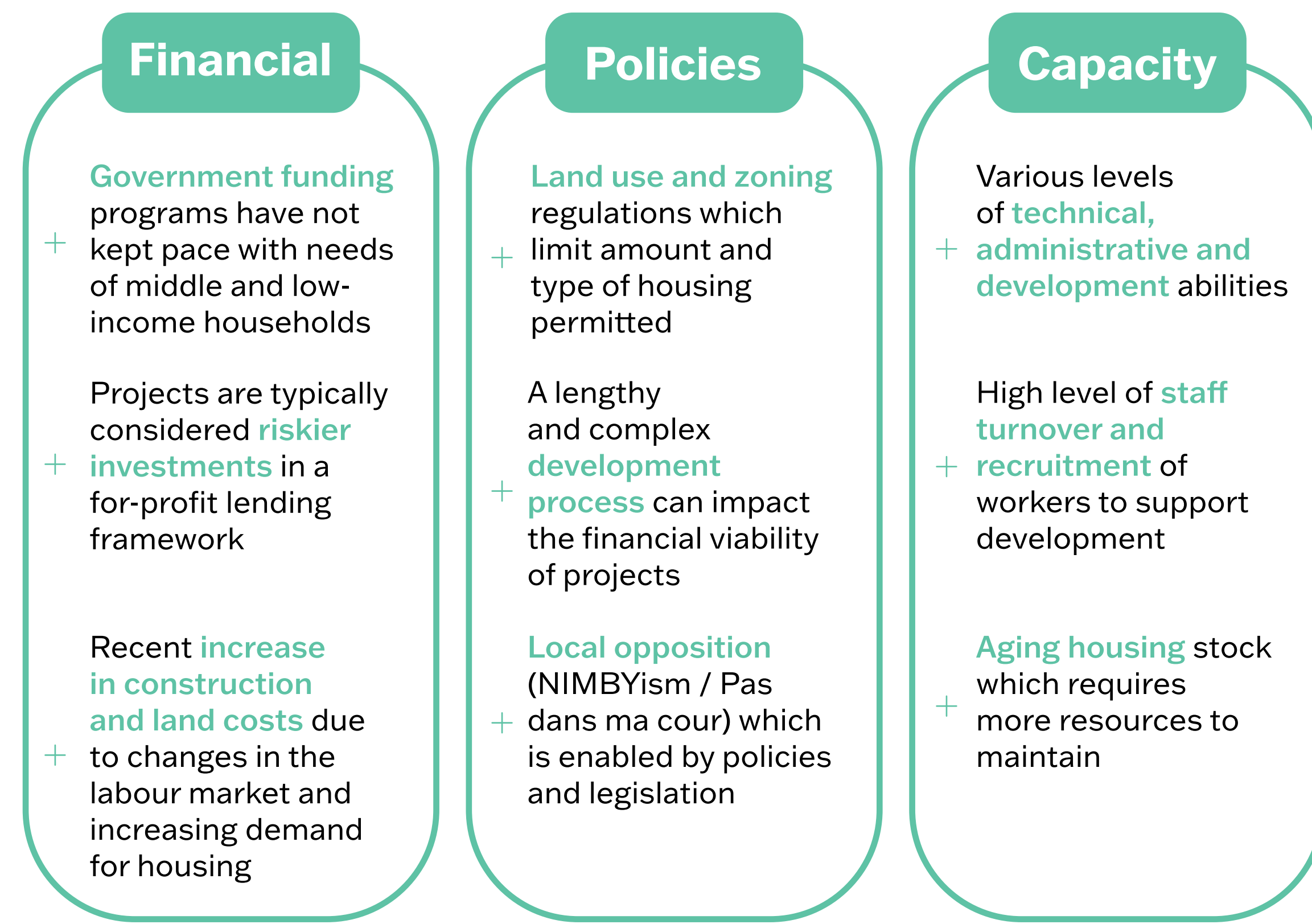
Over the past two decades, the production of non-market housing has been decreasing, while housing costs have been increasing faster than incomes, and the population continues to escalate. More than 70% of units in Greater Montreal were built before 1994, the year in which the federal government withdrew from building social housing.



BARRIERS

What is limiting the production of units?

The literature on non-profit housing development has identified various obstacles, which can be categorized into three groups. These obstacles are not mutually exclusive nor exhaustive.



Developers perspective

2 workshops were conducted with non-profit housing developers to further unravel barriers to production and identify potential solutions. Here is some of what we heard:



SOLUTIONS

How can municipalities help improve production?

- Various solutions were identified based on good practices identified by research and discussions with builders and other stakeholders.
- Improve access to land by supporting acquisition / leveraging public land and transferring ownership or providing use rights through long-term lease agreements
- Introduce regulatory changes to incentivize development such as differentiated zoning to provide non-profits a competitive advantage over private developers
- Reduce development costs by prioritizing non-profits through the development process and help construction to begin earlier / reduce costs caused by delays

LOOKING AHEAD

Recommendations and training tool

Future phases of the project will be focused on developing a set of policy recommendations to address the barriers hindering non-profit housing production across the Montreal region. While federal and provincial government support is crucial, municipalities can also be champions of non-profit housing by removing development barriers and ensuring that each dollar invested is being maximized.

As municipalities around the CMM strive to improve the supply of non-profit and other forms of non-market housing, our training tool will aid public officials in understanding their options to effectively respond to housing needs. In this regard, this project aims to support the ongoing efforts of non-profit housing providers to expand their operations while also assisting municipal stakeholders, such as city planners and policymakers, interested in advancing housing accessibility in the Montreal region.