

Increasing Opportunities for New Housing Co-operatives (Co-ops) in Mississauga

Planning and Development Committee

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Background

Report addresses recent Council inquiries regarding:

- What is meant by co-op housing?
- What is the current status of co-op developments in the city?
- The latest information on new funding programs that could support the development of new coops.
- Opportunities for new co-op developments in Mississauga and actions the City can take.

Co-op Housing

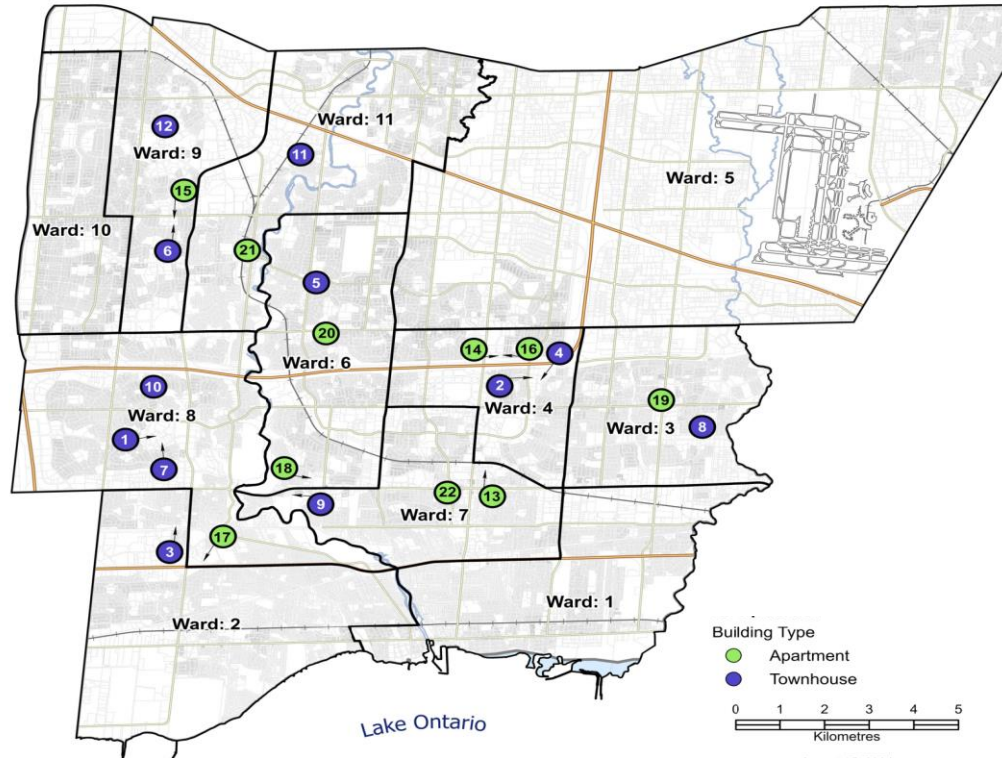
- A form of community housing owned by a non-profit corporation
- Managed by an elected board of directors who make the operational decisions for the co-op such as housing charges (rents)
- Developed with regional/provincial funding and federal funding between mid 1970s to mid 1990s across Canada
- When downloaded to Provinces and then Service Managers funding for new co-ops disappeared
- Recent renewed interest in co-ops and expanded funding opportunities

Current State of Co-ops in Mississauga

- Stock built between 1972 and 1996
- 2,750 total co-op units
 - Average number of units per co-op: 125
- 22 co-op corporations
 - 12 townhouse form
 - 10 apartment style



Distribution of Co-op Housing in Mississauga



Benefits of Co-op Housing

- Security of tenure for low- and moderate-income tenants
- Low housing charges (similar to rents) relative to market rents
- Self-governance and sense of community
- Quality housing stock especially for families and mixed-income communities
- Long-term non-market alternative to home ownership or renting
- Most have or will have paid off mortgages providing opportunity to revisit co-op vision

Consultation with Peel-Halton Co-operative Housing Federation (PHCHF)

- Focus on maintaining assets in a State of Good Repair
- Ensuring co-ops remain financially sustainable
- Promoting service agreements over exit agreements when mortgages are discharged
- Limited member skills
- Use surplus government land or acquire new properties
- Acquire existing buildings in conjunction with a community land trusts or other partner to provide affordable housing in perpetuity

Proposed City Actions to Support New Housing Co-operatives

- Continue to advertise that non-profit co-ops would qualify under the City's Affordable Rental Community Improvement Plan (funded mostly through the Housing Accelerator Fund).
- Explore the opportunity for a co-op building to be part of the Canada Lands Corporation development on 1 Port Street East.
- Continue to work with existing co-ops who may be interested in developing their site. Utilize staff liaison positions to help guide them through the development process.
- Examine on-site parking ratios for co-ops to see if any refinements to by-law rates are necessary.
- Explore any public or private land sales that offer the potential for a community land trust or a similar model to create a new housing co-op.

Questions?

Average Co-op Housing Charges vs. Average Rents

| Co-op Monthly Housing Charges vs. Average Market Rent in Mississauga | | | |
|-----------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
| Bedroom Type | <u>Average Monthly Co-op Housing Charges (Rents)</u> | <u>Primary Rental Market</u> (CMHC Rental Market Report, October 2023) | <u>Secondary Rental Market</u> (TRREB, Q2, 2024) |
| Bachelor | \$ 835 | \$1,102 | \$2,079 |
| 1-bedroom | \$ 978 | \$1,625 | \$2,459 |
| 2-bedroom | \$1,112 | \$1,855 | \$3,006 |
| 3-bedroom | \$1,231 | \$1,967 | \$3,520 |