



16 Octobre 2019

To whom it may concern,

On behalf of the NDG Community Council, it is with great pleasure that we submit to the O.C.P.M. our reflections and comments on the proposed "Règlement pour une métropole mixte".

Founded more than 75 years ago, the NDG Community Council is the Table de quartier for Notre-Dame-de-Grâce. Our mission is to promote, improve and sustain the well-being of the NDG community and its residents by bringing together and mobilizing key stakeholders (community organizations, associations, institutions, the private sector) as well as residents to involve them in a concerted effort to identify community needs, set priorities for action, and ensure implementation and follow-up.

The Notre-dame-de-Grâce Housing Table has been actively working in the community to grow its capacity around social and affordable housing. In 2018, a neighborhood wide strategic plan took place providing two main goals for the community.

- 1. Improve the quality of existing rental stock**
- 2. Increase the number of new social and affordable housing units in NDG ensuring connections to strong public infrastructure.**

This new regulation highlights the current obstacles we face within our goals. Although, we strive to increase all manners of social and affordable housing, questions have presented themselves throughout that will surely affect the new regulations taking place.

Is affordable housing truly affordable?

- The City's by-law provides for slightly higher percentages of social and affordable housing inclusion than those in the strategy, but continues to focus on affordable and social housing in the same proportion. However, it has been acknowledged that the affordable component is not affordable for Montreal households (for both home ownership and rental). And yet the targeted ceiling rents for affordable housing continue to be calculated on the basis of the market and not on the basis of the incomes of tenant households.
- Similarly, which household renting in CDN-NDG will be able to access home ownership with prices ranging from \$225,000 for a studio to \$450,000 for a family home in the same area, knowing that the median income of individuals is only \$22,741 per year and that of couples with children is \$59,355? On the other hand, the maximum prices provided for in the regulations for so-called affordable properties seem to be well below what one would expect is on the market in the city centre and outlying districts, which in our opinion calls into question the feasibility of the project.

The City and its underhoused population would benefit by raising its social housing inclusion targets to 40%. Montreal would continue to have attractive prices for developers, compared to other Canadian cities, and above all will be equal to its ambitions of diversity in its territory, by helping to maintain the level of rents at a truly affordable price.



For more details on the position of the NDG Community Council and the suggestion contained within this submission, please contact Emily Villeneuve at emilyvilleneuve@ndg.ca or by phone at 514 484 1471 ex. 224

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