



Serving co-ops in Durham, Toronto and York Region.

Co-op housing

Part of the Solution

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Co-operative Housing Federation of Toronto

Overview

1. CHFT Quick Facts
2. Why co-ops?
3. 4 ways to increase co-op supply
4. City of Toronto relationship



CHFT Quick Facts

- CHFT = membership organization
- CHFT ≠ housing provider
- co-ops manage own waitlists
 - open waitlists (rare) listed on e-postings
 - <https://co-ophousingtoronto.coop/>
- EXCEPT:
 - RGI units filled through MyAccessstoHousingTO
 - new developments filled through City Access Plan

CHFT Quick Facts

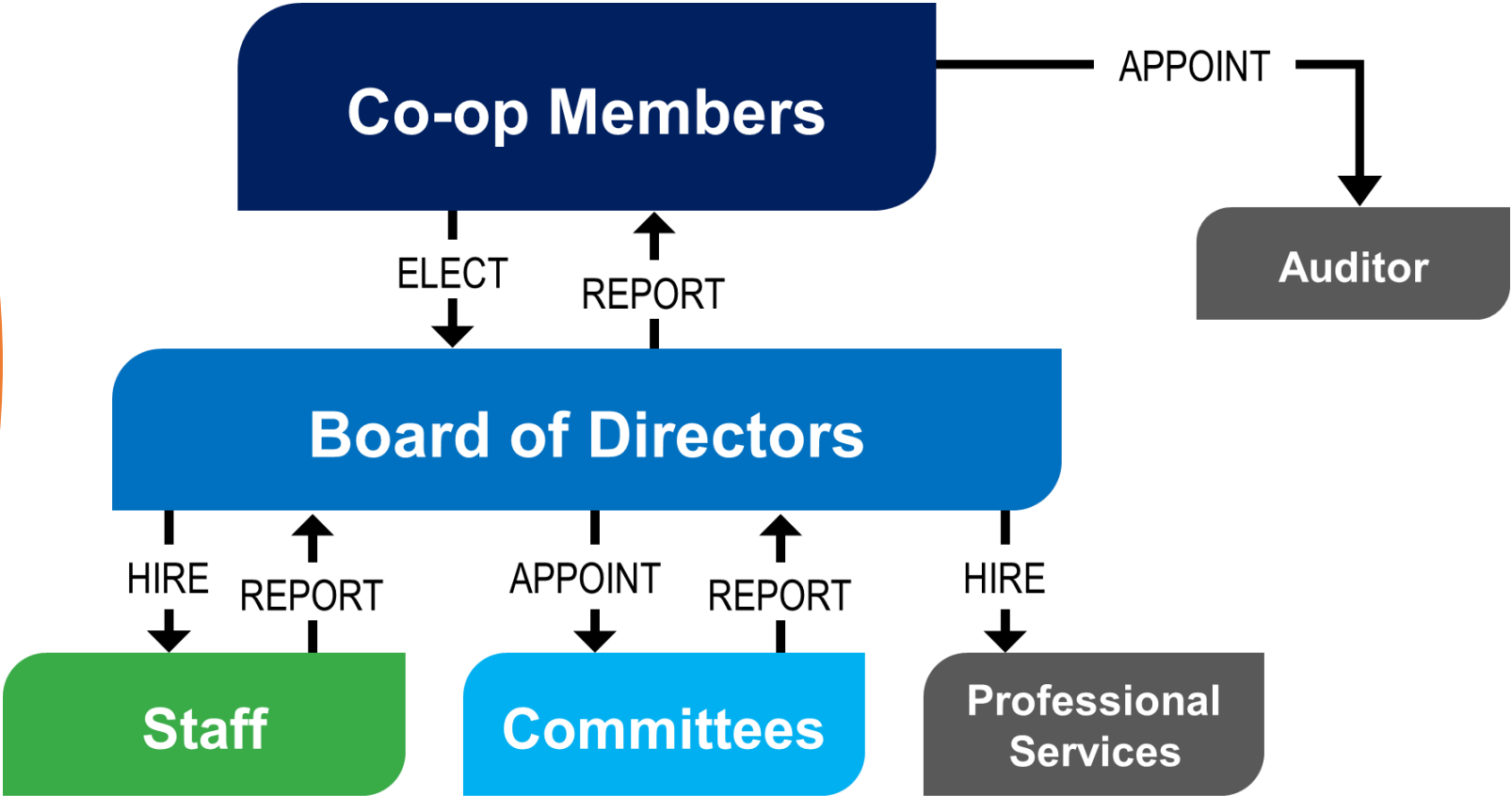
- Membership = 185 housing co-ops in Toronto, Durham, and York Region
- 50,000 people in CHFT member co-ops
- 52 years old!
- Services
 - Governance support
 - Education
 - Meeting chairing
 - Diversity Scholarship
 - Century of Co-operation
 - Aging in Place Committee

Why co-ops?

Co-op principles

- open membership
- democratic control
- economic participation
- independence
- co-operative education
- co-operation among co-operatives
- community

Co-op Self-Governance



Why co-ops?

No landlord

Why co-ops?

Longterm
affordability

Secure tenure

- Non-profit
 - Housing charges (aka rent) get increasingly affordable over time
- No risk of being sold
- No renoviction
 - *Eviction possible, but for limited reasons*



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4 ways to increase supply

1. New buildings

- CHFT Development Society Incorporated 2022
- Ramped up 2024 with release of CMHC program
- Working with City & developers to find co-op development opportunities



CHFT
DEVELOPMENT
SOCIETY INC.



2444 Eglinton Ave East

Kennedy Green Co-operative

- ✓ 612 Units
- ✓ Target Completion: 2028
- ✓ Start-Up Funding: \$7.4M secured from the City of Toronto

Partners





Ruth & Terry Grier Co-op

- ✓ 182 units - Etobicoke
- ✓ Toronto City Council Support

2. Units in other developments

- Private sector
 - 12 units in 10 York St condo
 - others?
- Public sector
 - 32 units in Don Summerville





Don Summerville

Naismith Co-op

- **Queen & Coxwell**
- **Occupancy March 2026**
- **32 affordable units for arts & culture workers**



Summerville Unit Features

- 32 units - finished - move-in ready



3. Expand existing co-ops

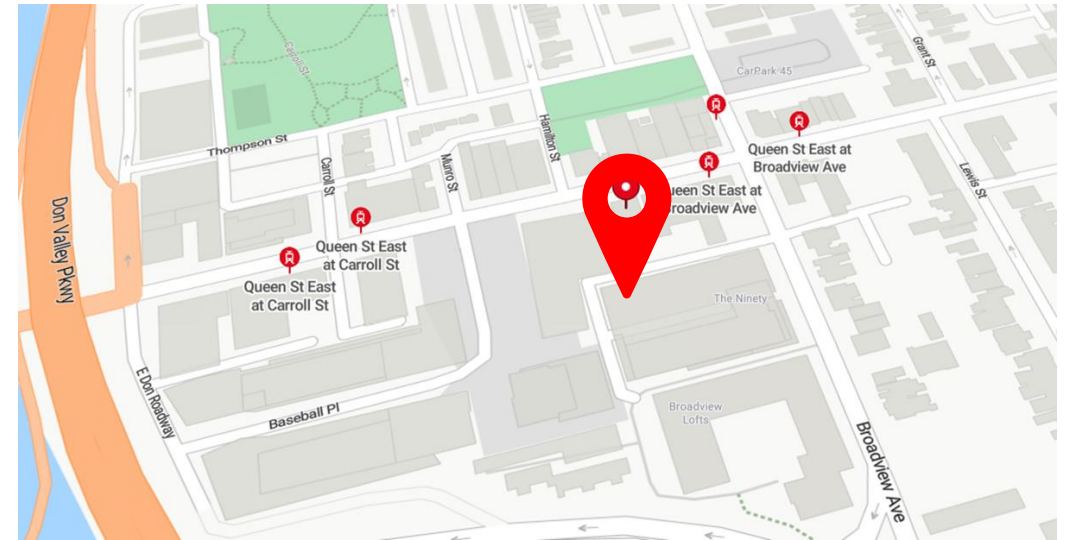
2 ways:

- Co-op / City led
- Land Trust led



Riverdale Co-operative Houses

685 Queen St. East Toronto, ON



- **6000 names in lottery for 26 units!**



Building Features

- 10 barrier free units
- 6 fully accessible units
- Units set aside for qualified artists
- Close to TTC streetcars and future Ontario Subway Line

Occupancy – early 2025
(7+ year process!)



CHFT Land Trust administration

6 corporations dating
back to 1986

Boards drawn from among
former CHFT directors

31 co-ops in Toronto,
Durham, York Region,
Hamilton, and Mississauga

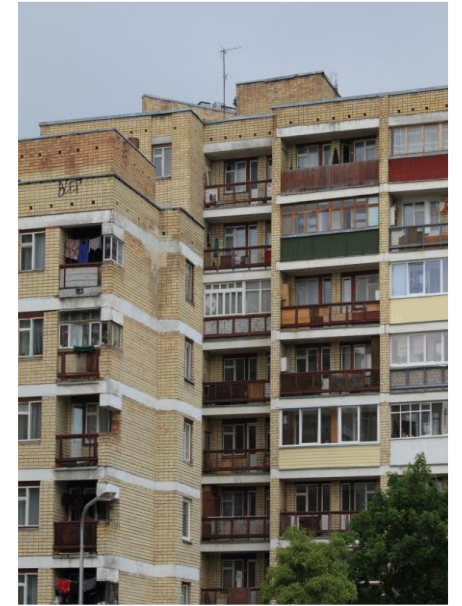
Development potential?

Co-ops exiting mortgages
= new opportunity for land trusts

- sites can be developed?
- post mortgage rents
 - to reinvest in capital projects in co-op
 - to invest in co-op expansion elsewhere

4. New Acquisition

- Atkinson TCHC conversion from 2000
- Multi-Unit Residential Acquisition (MURA)
 - \$200K /unit to purchase existing rental buildings





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CHFT / City Relationship



\$500,000 CHFT Sector Support Funding Agreement with the City of Toronto



Strengthening the co-op housing movement



Working together to fill units – Access Plan

- ✓ Income Limit: 4x Housing Charges
Example: HC - \$1,200.00
Income Limit: $\$1,200.00 \times 4 \times 12 = \mathbf{\$57,600.00}$

- ✓ Age Requirement: 16+, Independent Living

- ✓ Citizenship/Residency Status:
 - Canadian Citizens
 - Permanent Residents (or w/ ongoing PR application)
 - Refugee Claimants or Convention Refugees

- ✓ Mandatory Income Documentation

Councillor initiatives

Examples:

- Councillor Fletcher – strong advocate – Don Summerville, Riverdale
- Councillor Nunziata – two summits with CHFT and stakeholders trying to achieve Weston Village's Housing Objectives

Resources

<https://www.toronto.ca/community-people/community-partners/housing-partners/housing-initiatives/multi-unit-residential-acquisition-program/>

<https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/co-op-housing-development-program>

<https://chfcanada.coop/about-co-op-housing/building-new-co-op-homes/>



Thank you!

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