



KEEPING IT RURAL 2024



# WORKFORCE & HOUSING

Homegrown Solutions: Fostering  
Rural Workforce and Housing  
Stability

## Co-operative Solutions to the Rural Housing Gap



## Our work

- Western rural and Indigenous communities
- Helped create over 100 new co-operatives
- Community-led economic development
- Address service gaps like housing and childcare





# The Rural Housing Gaps



## Show of hands if...

- Housing is one of your community's top three issues.
- Your community has a housing shortage.
- You need more affordable housing.



## The data backs it up

- By 2030, Canada will need 3.5 million more homes than we plan to build
- The shortage is biggest in Ontario and BC
- Average BC rent is \$2400 and average home price is over \$950,000



A photograph showing a group of people gathered around a wooden table in a meeting. They are looking at and pointing to documents. A person in the foreground is holding a silver mug. The scene is brightly lit and has a professional, collaborative atmosphere.

**Is there any hope?**



 Co-operative News

## Boost for housing co-ops as Chrystia Freeland tables Canada's federal budget

The Co-operative Housing Federation of Canada (CHF) has welcomed the "sharp focus on housing" from the government after finance minister Chrystia Freeland...

3 weeks ago



 Co-operative News

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 Global News

## Vancouver council takes first step towards preserving, expanding co-op housing

Vancouver city council approved a motion Wednesday seeking to preserve and expand the city's aging stock of co-op housing.

Mar 13, 2024





## Show of hands if...

- People in your town want to see it grow and thrive.
- Businesses in your town want to see more rentals to attract workers.
- There's untapped financial resources in your community.



A close-up photograph of several people's hands gathered around a wooden table. One person is using a pen to point at a document, while others have their hands resting on the table. A stainless steel coffee cup with a black handle is in the foreground, slightly out of focus. The background is blurred, showing more of the group and the table.

**Sounds like a co-op!**



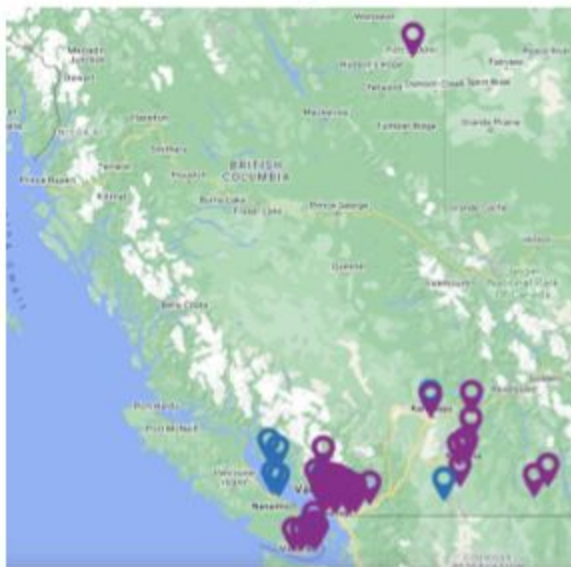
*"When people need something, they make it happen. Albertans are entrepreneurial and not those that will sit around and wait for government or someone to do it for them. If you want to make your community a better place, then you get up off your backside, and you make it happen, and really, isn't that the essence of a co-operative."*

-Ralph Leriger, Mayor of Westlock



## Non-profit co-op housing

- Tenant-owned affordable housing
- Municipalities can partner with CHF BC
- Community Land Trust
- Combination of community funding, government support, and financing



## In Sangudo, AB...


- Investor-led option
- Raised capital for local investments
- Members invest between \$5000 - \$50,000
- Invest in housing starts or support developers



## In the town of Mossbank, SK...

- Furrows and Faith Retirement Co-operative
- 20-bed seniors care facility
- Community-owned, volunteer led
- Fundraising, local business and government support, provincial and federal funding, credit union financing



A photograph of a group of people in a meeting. They are gathered around a wooden table, looking at and pointing to documents. One person is holding a pen. In the foreground, a person's hands are visible, holding a silver mug. The background is slightly blurred, showing other people and office equipment.

**Where do you start?**



## Questions to consider

- Who's willing to lead a development?
- What's the best source of funding?
- What's your timeline?
- Can local government offer support?





## Getting Started

- 3 people
- A common goal
- Crunch some numbers
- Identify a path forward



A photograph of a group of people in a meeting. In the foreground, a person's hands are blurred, holding a white coffee cup. In the background, several people are gathered around a wooden table, looking at and pointing to documents. One person is holding a pen. The scene is brightly lit, suggesting an indoor office or meeting room environment.

**How we can help**



## Support for start-ups

- One-on-one support for your team
- Planning and guidance
- Incorporation and governance
- Online tools and resources



## Thank you! Questions?

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# Rohe Homes Link

[https://docs.google.com/presentation/d/1IXIKKm4pHXJO0vr83\\_Ih0FrEissXuMB6/edit?usp=sharing&oid=114908687496426755946&rtpof=true&sd=true](https://docs.google.com/presentation/d/1IXIKKm4pHXJO0vr83_Ih0FrEissXuMB6/edit?usp=sharing&oid=114908687496426755946&rtpof=true&sd=true)

# Farhad's Slides

[https://docs.google.com/presentation/d/1c1QpintEHSABj8DAnN2\\_BEsvOy0CpW4f/edit?usp=sharing&oid=116133422804550669515&rtpof=true&sd=true](https://docs.google.com/presentation/d/1c1QpintEHSABj8DAnN2_BEsvOy0CpW4f/edit?usp=sharing&oid=116133422804550669515&rtpof=true&sd=true)