



**Capital Region
Housing**

The Way Home

Lendrum Redevelopment

December 5, 2016

37%

Single
Moms
Social
Housing

650

Suite
Turnovers

300

Applications
Month

128

Locations

10,000

Children
Under 18

800

Buildings

CRH Helps

25,000

Live Affordably

4000

Monthly Visits

4800

Families on
Waitlist

4000

Phone calls



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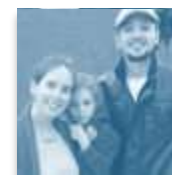
Community Housing

- RGI
- Point Score
- Deficit Funded
- Deferred Maintenance
- 4500 Units
- Owned by Fed, Prov, City
- City 80% owner
- 80% Townhouse



Near Market Housing

- Affordable housing grants
- Income testing
- 80% of market rent
- 600 units
- 90% Multi-Family



Rent Subsidy

- Private Landlord
- Direct to tenant
- Point Score
- Similar to Social Housing
- Workforce Housing
- Women Fleeing Violence

Sustainable Development

Financial Sustainability

- ▶ Mixed market model – cash flows from near market and market rent offset deficit from deep subsidy units
- ▶ Operations do not require additional funding and maintenance reserve is maintained for future regeneration

Environmental Sustainability

- ▶ Use of green technology where return on investment is satisfactory
- ▶ LEED Silver standard
- ▶ Maximize use of public investment

Social Sustainability

- ▶ Create supportive and inclusive neighbourhoods through design and services
- ▶ Program that follows people rather than properties
- ▶ Incentives for tenant success

Lendrum

“Not your grandmother’s social housing.” – Jay Freeman



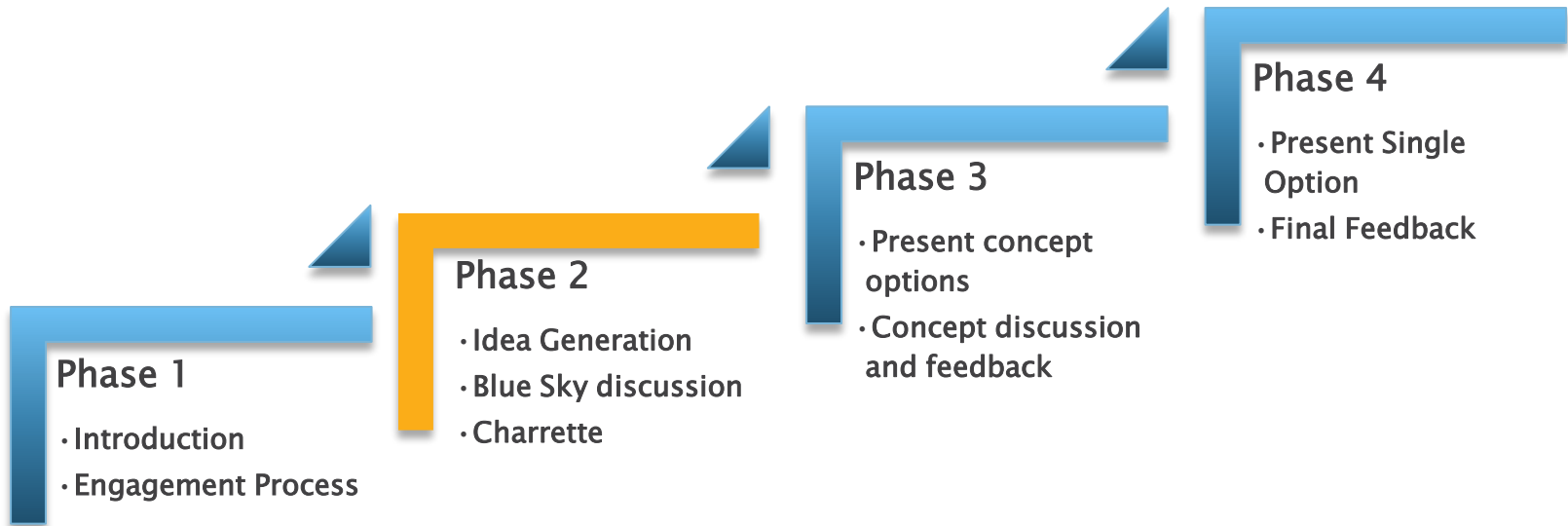
What we know about Lendrum

- ▶ Lendrum Villa and Lendrum Manor – 48 affordable housing units
- ▶ Mixed market (20% community, 60% near market, 20% market)
- ▶ Up to 150 homes
- ▶ 50% of the units will be 3 bedroom and up

What we know about Lendrum

- ▶ Community services in building – open to all ideas from community
- ▶ Projected budget of \$30-32 million
- ▶ Construction targeted for 2018

Where are we now?



What We Heard- Phase 1

- ▶ Connectivity – Inclusion of walking path through the development to connect neighbourhood with LRT
- ▶ Negative impact on neighbourhood – size/height concerns, traffic, safety, school/enrolment impact, population growth
- ▶ Accessibility – need for accessible units

School Enrolment

- ▶ Consulted the Edmonton Public School Board and the Edmonton Catholic School Board
- ▶ Both have confirmed that additional students resulting from the new development can be accommodated within existing schools

Height of Building

- ▶ Bennett Architect will share several building configuration examples
- ▶ Utilized community feedback from Phase 1 to draft building height – maximum 8 storeys

Parking

- ▶ We will be incorporating parkades/underground parking on all of the sites we are redeveloping and densifying, including the Lendrum property
- ▶ We calculate parking requirements based on our current parking usage rates for our properties
- ▶ We will have sufficient onsite parking for all our tenants

Crime Free Multi Housing Program

- ▶ Safety features built into design
- ▶ Landscaping design
- ▶ Adequate area lighting
- ▶ Annual reviews conducted by the Edmonton Police Service
- ▶ Safety Socials are held every two years

Program, People, Properties

- ▶ A program that follows the person rather than the property
- ▶ Rent will adjust based on income
- ▶ Less transition
- ▶ Families can stay and don't have to move if they no longer qualify for a subsidy

What input will you provide?

- ▶ How you will be engaged
- ▶ The type of value-add features
 - Community Space
 - Other Services
- ▶ Some design features through a charrette

Thank you

Greg Dewling, MBA, CIHCM
Chief Executive Officer
greg.dewling@crhc.ca
@gregdewling
780-907-4542

