



**Capital Region
Housing**

The Way Home

Londonderry Redevelopment

June 22, 2016

37%

Single
Moms
Social
Housing

650

Suite
Turnovers

300

Applications
Month

10,000

Children
Under 18

800

Buildings

4000

Monthly Visits

128

Locations

4500

Families on
Waitlist

CRH Helps

25,000

Live Affordably

4000

Phone calls





Social Housing

- Rent Geared to Income (RGI)
- Point score
- Deficit funded
- Deferred maintenance
- 4500 homes
- Owned by Fed, Prov, City
- City 80% owner
- 80% townhouse



Affordable Housing

- Affordable housing grants
- Income testing
- 80% of market rent
- 600 homes
- 90% multi-family



Rent Subsidy

- Private landlord
- Direct to tenant
- Point score
- Similar to Social Housing
- Workforce housing
- Women fleeing violence

Social Housing Capital Maintenance

- Social Housing maintenance is funded and controlled by Ministry of Seniors and Housing
- It is not funded out of operational revenue
- CRH proposes maintenance work that represents approximately 2% of revenue which is standard in industry = \$18M
- CRH receives approximately \$4-5M each year



Affordable Housing Capital Maintenance

- Affordable Housing maintenance is funded and controlled by CRH
- It is funded out of operational revenue
- Also retain 4% of revenue for reserve
- Regularly spend in excess of 5% of revenue on capital maintenance each year





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Sustainable Development

Triple Bottom Line

Financial Sustainability

- Mixed market model – cash flows from affordable and market rent offset deficit from deep subsidy homes
- 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





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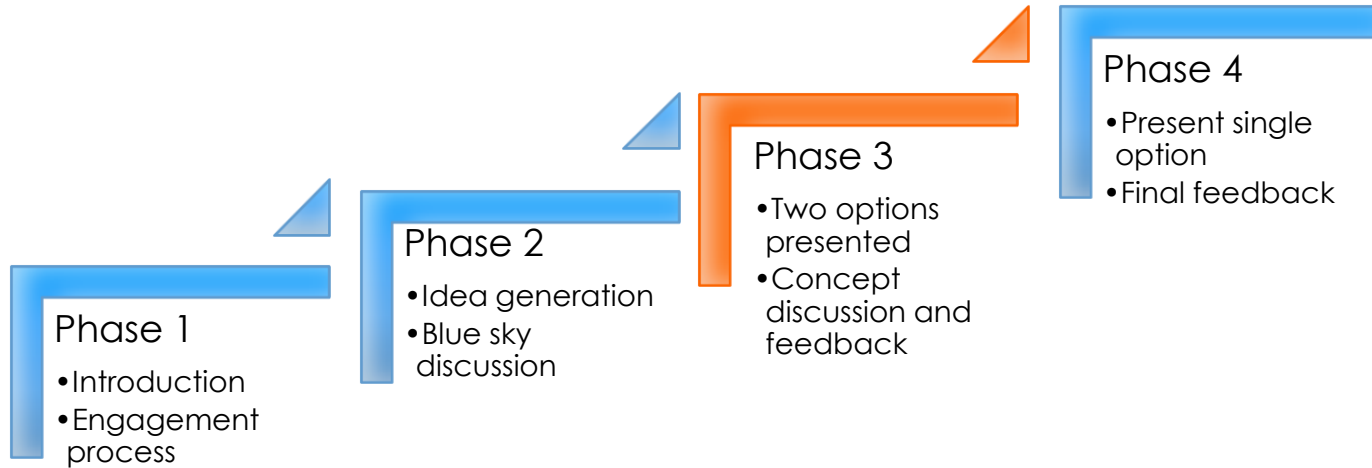
“Not your grandmother’s social housing.” -Jay Freeman

Phase 2 - What We Heard Key Themes

- Common/community space
- Value for open/green space
- Aesthetics are important
- Suggested services/amenities
 - Tenant Centre
 - Community garden
 - Daycare/childcare
- Ranking of built forms



Londonderry – Where are we now?



What we know about Londonderry

- 240 homes--Why 240?
 - Calculations include mix of market rates and subsidized homes
 - Ensure the same number of subsidized homes
 - Provide social housing in a sustainable way
 - No need for families to move; 'roots'
 - Mixed market model maintains development without impact on property taxes



Unit Mix - How was it determined?

- Based on historical data
- Over 50% of homes are led by single parent
- Current: 240 tenants (120 children under 18)
- Potential: 700 tenants (400 children under 18)
- 50% of the homes will be 3-bedroom and up



Concept Options

- Six building shape/development examples presented at Phase 2 public consultation
- Community input/feedback received- paper and online feedback forms
- Preferred options identified; suggestions for services/amenities provided
- All feedback reviewed and analyzed
- Two new design concept options developed from community input and other requirements



Traffic/Parking Study

- Bunt & Associates, local transportation planning and engineering firm
- Initial review did not identify any concerns regarding existing infrastructure
- Measured volumes are considered appropriate for the roadway classifications and geometry
- With the baseline established, further analysis to be conducted to determine potential impact on traffic and parking



School Enrolment

- Met with Edmonton Public School Board and Edmonton Catholic School Board
- Both Boards of Education have confirmed that area schools can accommodate the projected number of students from the new development



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 and Properties

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



Next Steps...

- Community Input
 - Feedback on preferred concept design option
- Community input, city policies/guidelines, zoning requirements, funding considerations and programs will be used to develop a final concept design option.
- Final design to be presented at Phase 4 public consultation in September



Thank you

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