



**Capital Region
Housing**

The Way Home

Londonderry Redevelopment

April 26, 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

CRHC Helps

25,000

Live Affordably

4000

Phone calls





Social Housing

- 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



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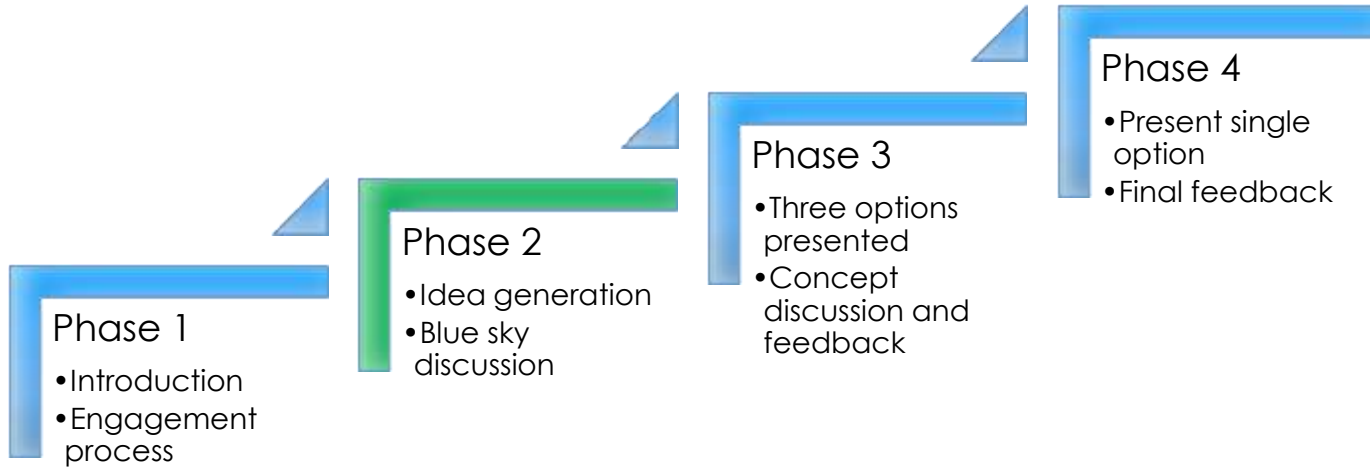
“Not your grandmother’s social housing.” -Jay Freeman-

Capital Region Development Plans

- Londonderry is the second of many developments
- Current plans:
 - North, West, Southeast, South and Southeast
- Next social housing regeneration is focused on West Edmonton
- 33% of social housing in the city is north of Yellowhead



Londonderry – Where are we now?

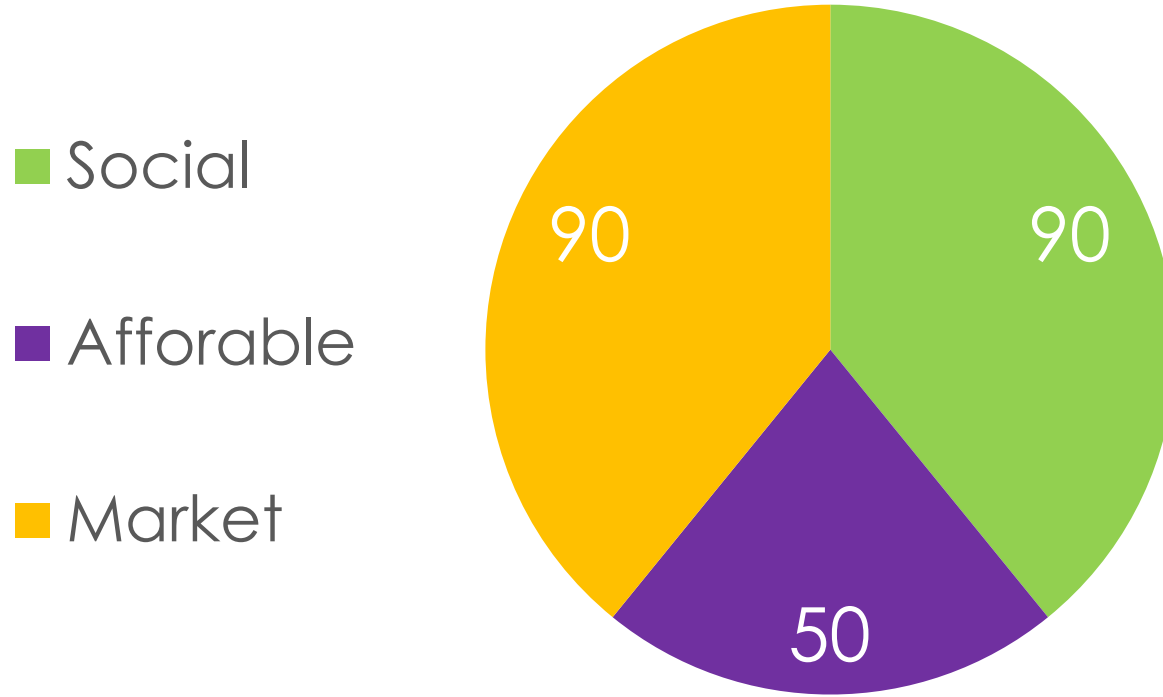


What we know about Londonderry

- 200-240 homes
- Community services in building – part of tonight's conversation
- 50% of the homes will be 3-bedroom and up
- Projected budget of \$50-55 million



Housing Mix



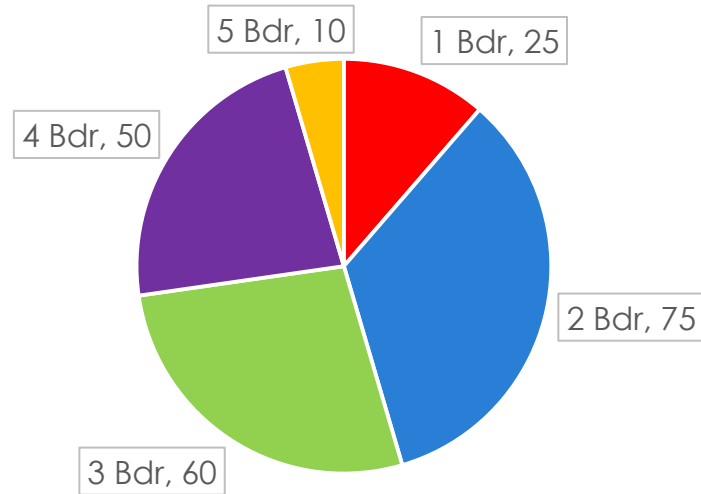
Previous vs New Bedroom Mix



Previous



New



Total Tenant Counts

- 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)



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



Traffic Study Engagement

- Bunt & Associates, local transportation planning and engineering firm
- Data collection is underway
- Morning and afternoon pedestrian and traffic



School Enrolment

- Met with Edmonton Public School Board and Edmonton Catholic School Board
- No challenges presented with increased density of children for school enrolment



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



Thank you

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