



**Capital Region
Housing**

The Way Home

Lendrum Redevelopment

October 12, 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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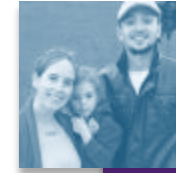
Social Housing

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



Affordable 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



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Sustainable Development

Financial Sustainability

- ▶ Mixed market model - cash flows from affordable 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% RGI, 60% Affordable, 20% Market)
- ▶ Up to 228 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 50-55 million
- ▶ Construction targeted for 2018

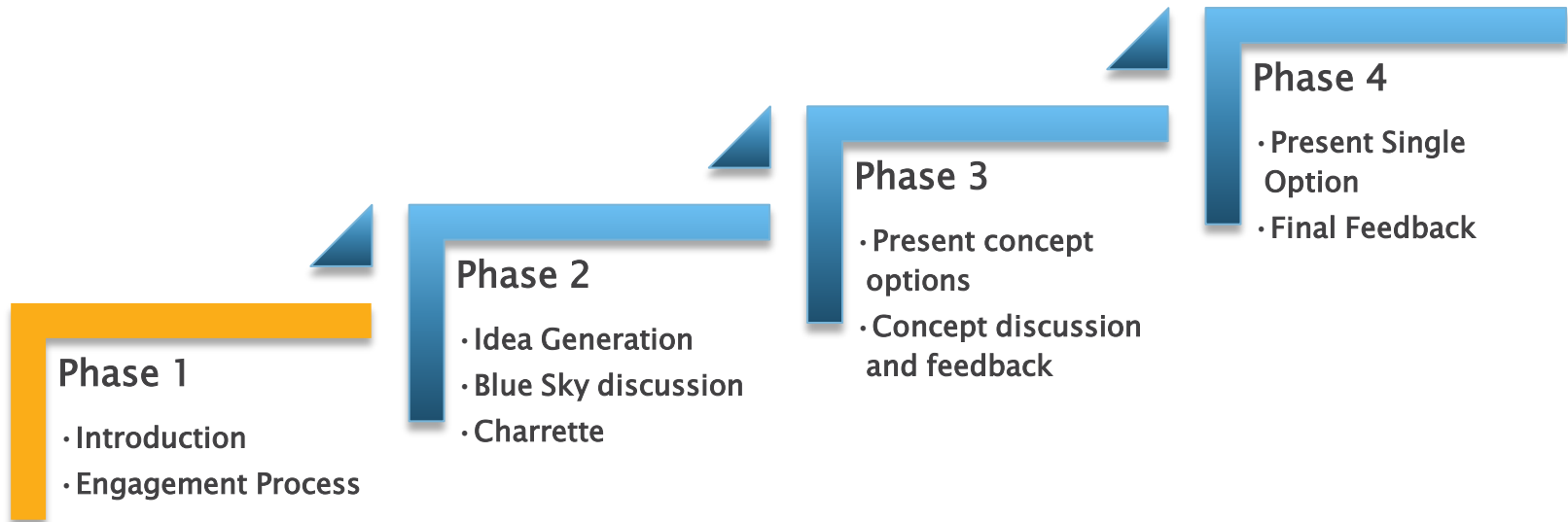
Some Challenges Ahead

- ▶ Parking and Traffic
- ▶ School Enrolment
- ▶ Height of the building

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

Next Steps



Thank you

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