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First Unitarian Congregation: Affordable Housing Introduction

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Cynthia Jacques

Project Manager, Cahdco

- Non-profit real estate developer
- Develop affordable rental housing & home ownership
- Sister corporation to CCOC
- Consultant to non-profits, co-ops & charities





**Centretown Citizens
Ottawa Corporation**
www.ccohousing.org

- Private non-profit Landlord
- 50 properties and 1,600 units
- Mixed housing





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Cahdco Projects



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**Cornerstone
Housing for Women**



**KDS
Senior Housing**



**MHI
Veterans' House**



**ADO
CCBC**



2016

2017

2018

2019

2020

2021

2022



**Salus
Karen's Place**

**MHI
The Haven**

**CCOC
Arlington**

**YSB
Riverside**

**CCOC
Foward Ave.**

Housing Need



NEARLY **8,000** INDIVIDUALS USED SHELTERS LAST YEAR, INCLUDING **1,078** FAMILIES.



OVER **12,000** HOUSEHOLDS ARE ON THE CENTRALIZED WAIT LIST FOR UP TO **8** YEARS.



ON AVERAGE, JUST OVER **100** UNITS OF NEW AFFORDABLE HOUSING ARE BUILT EACH YEAR.

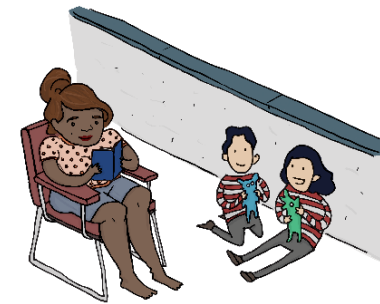
Types of Housing

CMHC Housing Continuum



Who Lives in Affordable Housing?

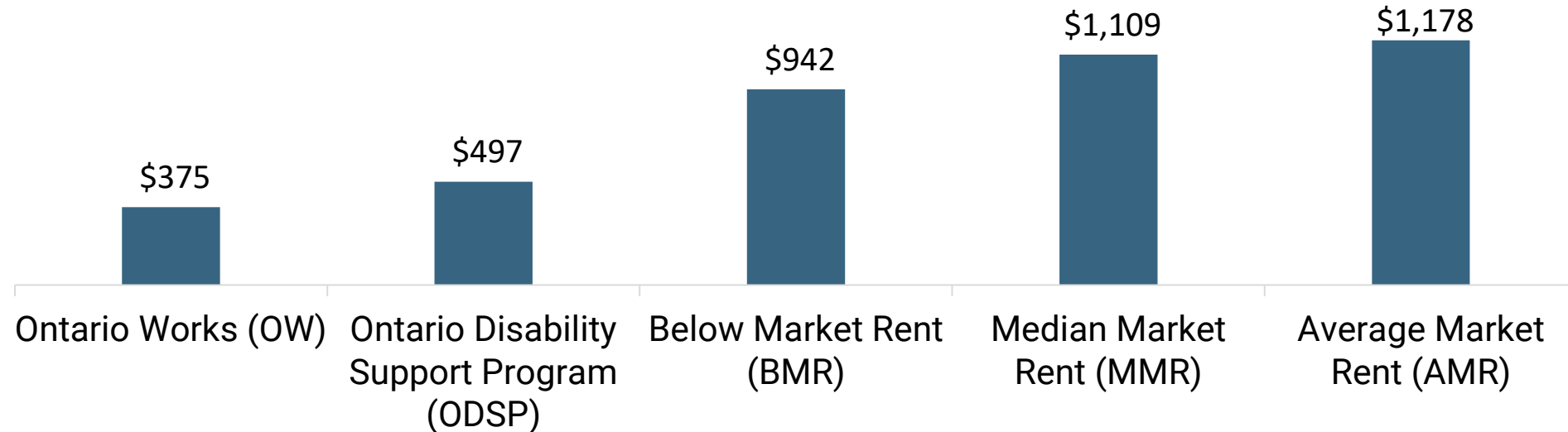
- Women and children fleeing domestic violence
- Seniors
- Indigenous peoples
- Homeless people
- People living with disabilities
- Veterans
- Young adults
- Racialized groups
- Newcomers
- People living with mental health and addiction issues



Housing Affordability

Housing Affordability = a household's ability to afford a home. Often measured as no more than 30% of gross household income

Ottawa
Rental
Statistics
for a One-
Bedroom
unit (2019)



Household
Income for
Affordability

N/A

N/A

\$37,680

\$44,360

\$47,120

The Juggling Act



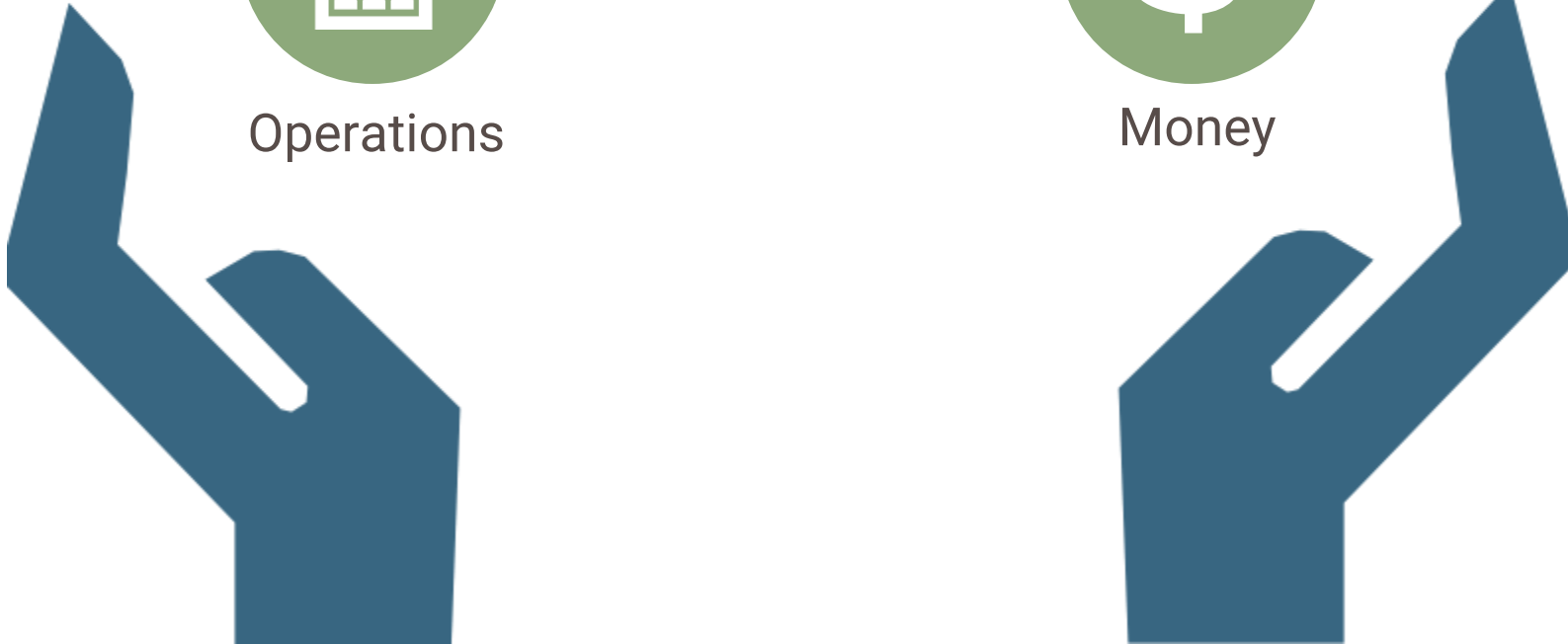
Mission



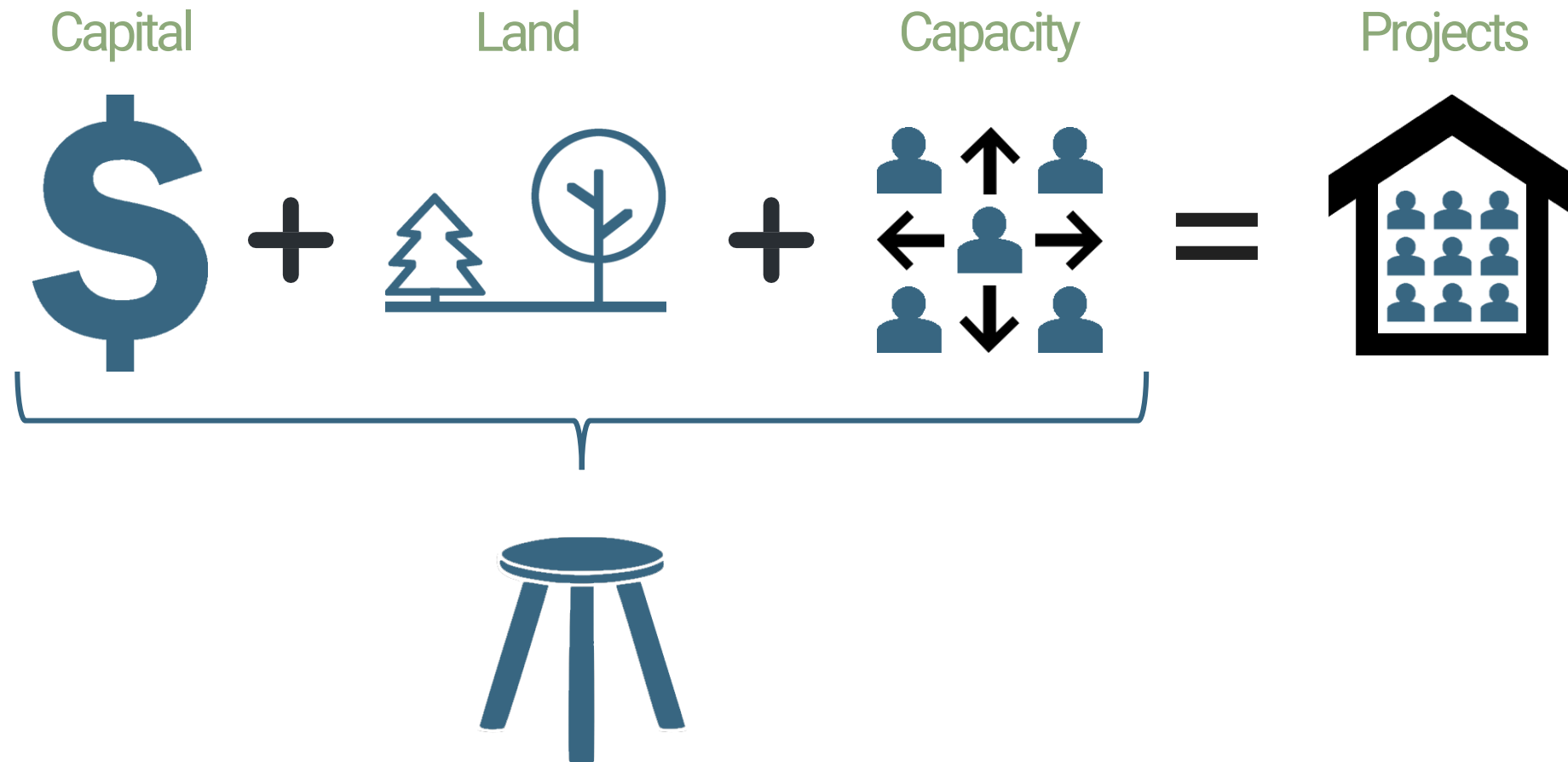
Operations



Money



Project Components



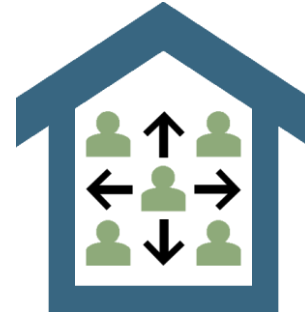
Roles and Responsibilities



Land
Owner



Housing
Provider



Project
Team



Property
Manager



Community
Partners



Support
Services

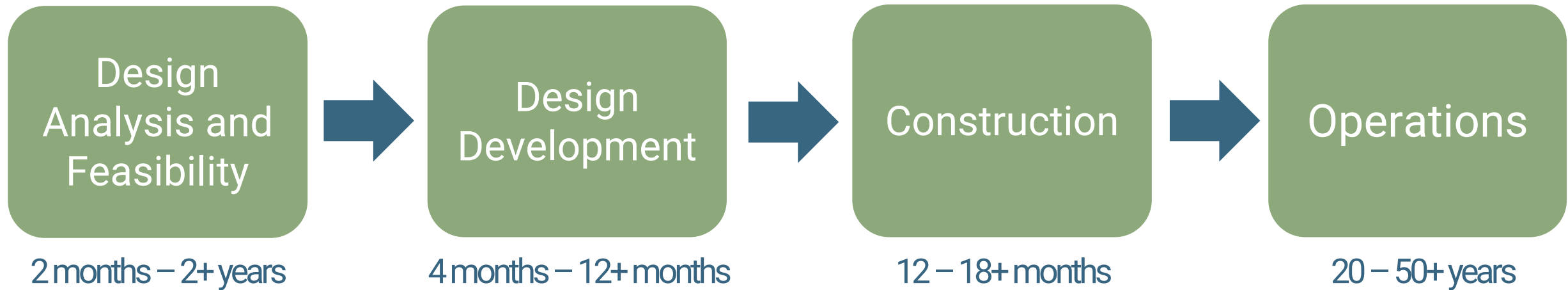


Funders &
Lenders



Regulators

Real Estate Development Stages



Capital Budget

Costs



Land Costs



Soft Costs



Hard Costs

=

Sources



Gov. Grants



Partnerships



Financing



Equity

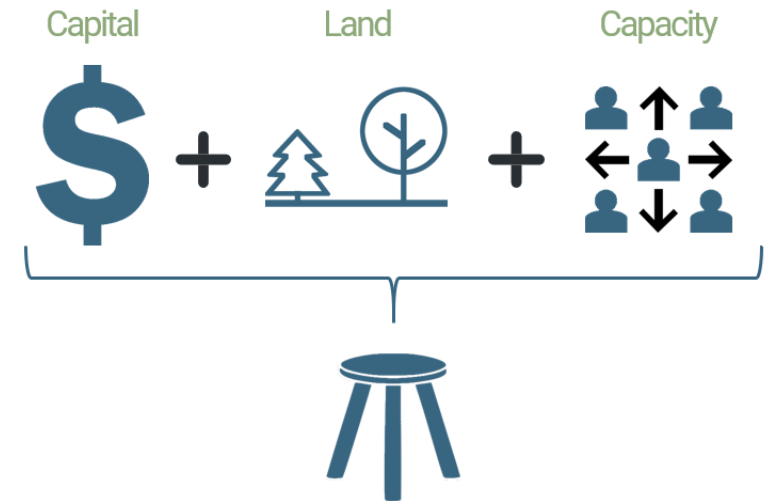
CMHC National Housing Strategy

- Seed Funding
- National Housing Co-Investment Fund
 - New Construction
 - Revitalization (repairs)
- Rental Construction Financing Initiative (RCFI)
- Mortgage Loan Insurance
- Rapid Housing Initiative



Affordable Housing Takeaways

- Free or below-market land
- All projects need grants, financing and equity
- Non-profit owned and operated (stand-alone buildings)
- Often low/mid-rise scale (costs, capacity, etc.)
- Higher environmental standard
- Lower parking demand



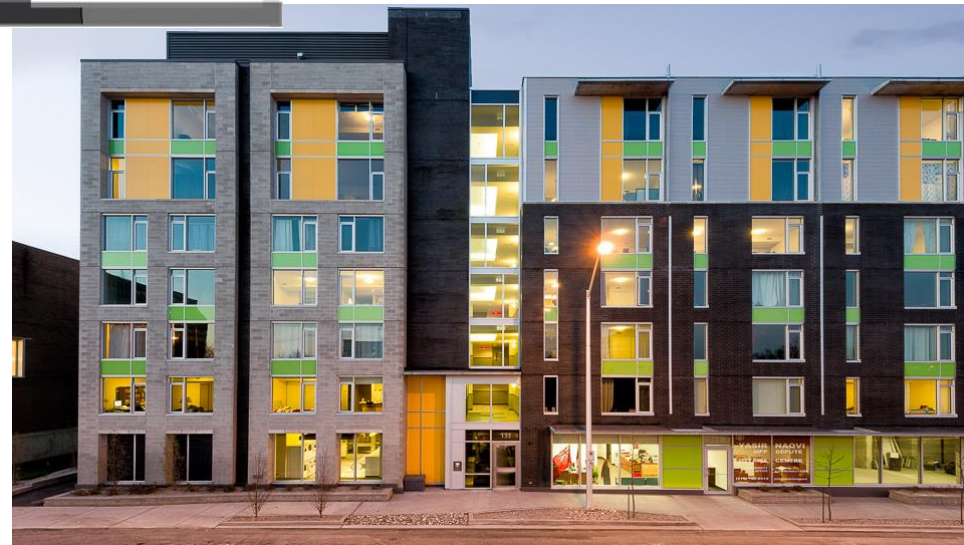
Case Studies

CCOC Beaver Barracks



Considerations

- Large scale
- Mixed-use
- Sustainable design
- Community garden
- Mixed affordable housing
- Non-profit



Christ Church Bells Corners



Considerations

- Church & Diocese are developer
- Smaller scale
- Affordable housing
- Main floor community hub (market rates)

MHI Veterans' House



Considerations

- Operational partners (supports)
- Sustainable design
- Significant landscaping
- Supportive housing
- Non-profit



For illustration only; plan not final

West Broadway Commons



Considerations

- High density
- Joint venture partnership
- Mixed-income

Next Phase

- Confirm principles & vision
 - mission, financial & operational requirements
- Refine master concept plan
 - Scale, timeline
- Identify & consult with potential partners
- Preliminary affordable housing financial analysis
- Governance structure option(s)
- Takeaways & next steps



QUESTIONS?

Thank You!

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