

# Findings of the Cahdco Affordable Housing Feasibility Study

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At the June 2021 AGM our congregation approved a motion to conduct a feasibility study to build mixed income housing on our campus.

The Campus Planning Committee (CPC) and your Board of Directors invite you to review the Cahdco report 'briefer'. The 'briefer' provides a succinct overview of the findings in the study.

Cahdco is the non-profit real estate development corporation that we engaged to undertake the study.

The CPC and the Board have reviewed the report and endorse its findings albeit with some caveats. And, we are interested in knowing your responses to the findings. We invite you to attend a meeting after service on January 16<sup>th</sup> to hear Cahdco present the rationale for its findings and to participate in break-out groups to comment, commend or question the findings. We are always open to new solutions as well. Details on the meeting will be posted in early January. Following the meeting there will be further opportunities for the congregation to engage with the Board and CPC.

The Motion and its Statement of Intent follows;

## **MOTION FOR APPROVAL OF A FEASIBILITY STUDY FOR A NEW BUILDING ON OUR CAMPUS TO PROVIDE MIXED INCOME HOUSING.**

### **WHEREAS the Congregation wants to:**

- create a residential community which is a leading example of mixed income housing, including significant numbers of apartments which are rented at much-below-market rents, at modestly below-market rents, and at market rents;
- implement developments in a manner that uses high standards of construction from an environmental point of view;
- ensure that green space continues to be an important element of the campus, including areas that promote a respect for nature such as gardens, playgrounds, outdoor meeting space and trees;
- identify community partners that could include local Indigenous organizations; and
- generate revenue that will help to advance the Congregation's initiatives in support of its mission and to support the operations of the Congregation.

### **THE CONGREGATION:**

- Gives its approval in principle for the construction of one new building on the campus, for the primary purpose of providing affordable housing;
- Authorizes the Board, with the assistance of the Campus Planning Committee (CPC), to proceed with a feasibility study including the identification of potential partners for the initiative and development of the business case for the project;
- Recognizes and accepts that the Statement of Intent (see Appendix A) is a starting point for the feasibility study; and
- Calls on the Board to return to the Congregation with the recommendations from the feasibility study and to seek further approvals for proceeding to the next stage of this project providing the results of the feasibility study are consistent with our goals and principles.

**Statement of Intent on the Feasibility Study** for the New Building on Our Campus to provide mixed income housing.

The following statement of intent guides this motion:

- The new building will be located on and partly to the north of the so-called CPR strip of land, east of River Parkway Children’s Centre and north of Rennie’s Autocare. The specific location is to be determined, subject to approval, during the feasibility study.
- The building will be about 16 storeys tall, with each floor being about 750 sq.m. (8000 sq.ft.) in area, with the actual size of the building (including footprint) being determined during the feasibility study.
- The building is estimated to have between 120 and 150 residential units in the building.
- The building be constructed in accordance with high standards of energy efficiency. The feasibility study is to seriously consider the possibility of meeting or coming close to “passive house standards” or possibly “net zero” energy consumption standards.
- Consideration is to be given to choosing building materials which produce a lower carbon footprint.
- The new building will be operated and managed by an existing or new, not-for-profit organization, hereafter referred to as the “Housing Enterprise”.
- The First Unitarian Congregation of Ottawa will be the land owner and lessor; it is intended that the land be leased to the Housing Enterprise and not sold.
- The length of the lease is expected to be for at least 50 years.
- It is anticipated that one or more community partner organizations may participate in the operation of the Housing Enterprise. All such partner organizations will have expertise and experience in housing ventures, and some (or all) will be charitable organizations. Examples of organizations which are contemplated as possible participants are Multifaith Housing Initiative, Ottawa Salus, Centretown Citizens Ottawa Corp. (CCOC), and an Indigenous housing corporation or other Ottawa area Indigenous community partner.
- The Housing Enterprise will be responsible for management and operation of the building, including all of its general upkeep, utilities, repairs and maintenance. It will also be
- responsible for managing the use of the building, including all landlord / tenant management, use of community space within the building, as well as the use of agreed upon outdoor or other areas near the building, which may include parking, gardens and/or a playground.
- The First Unitarian Congregation of Ottawa intends to hire CAHDCO, a non-profit local developer
- and consulting firm with experience and expertise in the field of affordable housing, to advise the Congregation on this initiative and to conduct the feasibility study.
- The space in the building is to be primarily for residential use. Some space might be designated for Community programs, support services for the residents of the building, a community enterprise (such as a café); or other services which serve people living or working on or near the campus.
- The feasibility study will consider whether underground parking for the building might offer parking to other campus partners including First U
- All the units in the building are to be rental units, meaning that they are to be rented to, and not owned by, the residents.