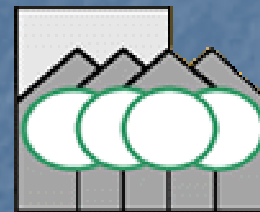


Rockliffe Air Base Redevelopment

Creating Affordable Housing; Issues and Opportunities

Dennis Carr, CCOC/CAHDCO



Creating Affordable Housing

The New Reality

- Limited government support
- Group equity usually required
- Increasing reliance on partnerships - including the private sector
- The group assumes financial risk – no government “backstopping” or operational subsidy

Creating Affordable Housing

Local Success

- Ten CCOC/CAHDCO Projects
 - 11 partner agencies, 20 different sources of funding and financing
 - 257 units created
- OCHC, Nepean NP, Gloucester NP, Blue Heron Co-op, YSB, Salus, etc...

Affordable Rental Housing

Strong Local Capacity

- Not-for-profit sector with excellent housing management and development skills
- Efficient municipal housing delivery system
- F-P Program capital grant program (?)
- Good relationships with funders/financiers
- Good political support
- Broad community support

Affordable Rental Housing

Recent Local Projects

Blue Heron Co-op Nepean Non-Profit



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Rockcliffe Air Base Affordable
Housing

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Affordable Rental Housing

Recent Local Projects

CCOC Richmond

OCHC Bell Willow



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Housing

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Affordable Home Ownership

Why Affordable Home Ownership?

- Financial Viability
 - It can work without capital grants
- Market Need
 - Core Housing Need
- Asset Building
 - Individual and community benefit
- Mixed Income, Mixed tenure Communities

What do We Mean by Affordable?

CMHC Ottawa CNIT

# BR's	One	Two	Three	Four
Household Income	32,000	39,000	49,000	58,000
Monthly Housing Cost	795	975	1,220	1,450
Unit Sale Price	120,000	150,000	185,000	210,000

Clarence Gate Home Ownership

Project Goals



- **Short Term Affordability** ownership for households that cannot access the market
- **Long Term Affordability** ensuring future purchasers have the same opportunity for homeownership

Rockliffe Air Base

Development Partnerships



Bank/Somerset

OCHC/Hartmans

- Grocery store wishing to expand onto adjacent lands
- 62 apartments above the expanded store
- Turnkey Development

Rockliffe Air Base *Development Partnerships*

Salus House

- Ottawa Salus
 - Office space and 40 units
- Domicile
 - Optioned the land and built the building



Rockliffe Air Base *Development Partnerships*

Somerset Gardens – 119 Condo Units

Partners

- St. John the Evangelist Church
 - Parking lot redevelopment
 - Ethical & financial mandate
- Multifaith Housing Initiative
 - 10 Affordable rental units
- Teron Inc.
 - Created market units below the 40th Income Percentile

Rockliffe Air Base Redevelopment

Sustainable Development Principles

- Recognize the social, environmental, economic, and cultural dimensions of sustainable housing development including ...
 - Affordable, equitable and just distribution of housing