OMSSA EXCHANGE

MAY 2-4, 2022 | VIRTUAL

BREAKOUT

Innovative Housing Solutions

PANELISTS

Moderator: Rebecca Carman, Housing Services Manager, Northumberland County Housing Corporation, Northumberland County

Stewart Lazarus, Communications Specialist, Region of Peel

Jennifer McLaughlin, Manager, System Performance, Housing Services, Region of Peel

Dawn Lebrun

Mike Nadeau, Chief Executive Officer, Sault Ste. Marie DSSAB & OMSSA Treasurer

Jennifer Murdoch, Manager, Housing Programs, Region of Waterloo

Amy Osika, Manager, Housing and Client Services, Region of Waterloo

Presenter Slides

Mike (Sault Ste. Marie) Slides
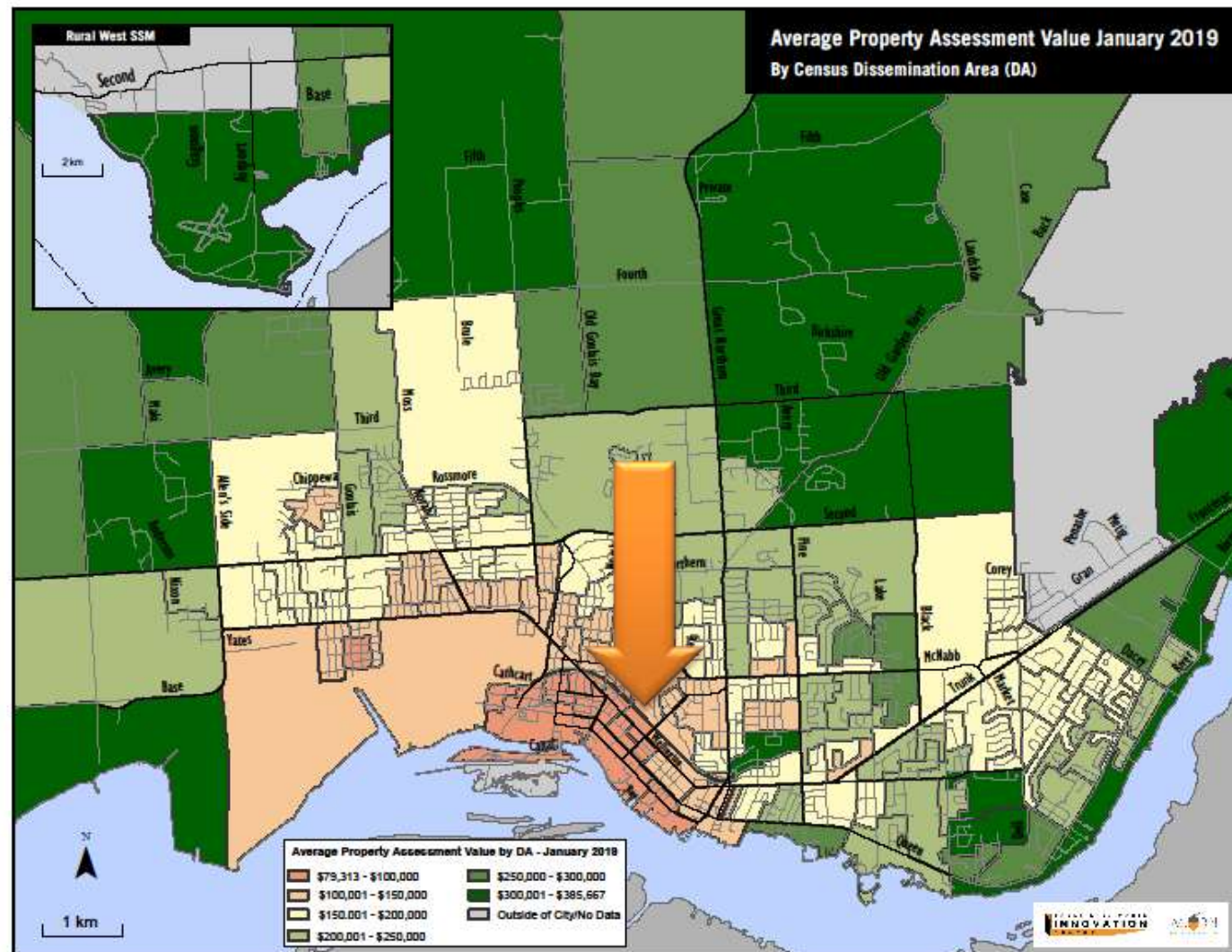
Social Services Affordable Home Ownership Program

District of Sault Ste. Marie Social Services Administration Board

Here to help.

Concept:

1. Purchase a home in an area of the community with stagnant or declining tax assessment.
2. Partner with Sault College to train Ontario Works program recipients on home renovations/construction.
3. Sell the home to a low income family on a cost recovery basis (purchase, materials and legal cost).
4. Help Ontario Works program trainees gain employment.
5. REPEAT!

Here to help.

Here to help.

48 London Street

BEFORE

- Original program start date was March 2020

- Due to COVID-19, actual start date was July 6 2020

- Multiple interruptions due to COVID-19

Home Renovation Begins

The Affordable Home Ownership Program begins with the renovation of our first property. Minister Clarke, Minister Romano and DSSMSSAB Chair Dufour with program trainees.

AFTER

PROCESS

1. DSSMSSAB Selects a family currently living in social housing who are employed, paying market rent, etc.

2. DSSMSSAB provides mortgage guarantee to family for up to 5 years through contract with Credit Union and the home owner.

3. New home owner begins with immediate home ownership equity.

BUDGET

- Purchase Price $70,000
- Renovations $42,000
- Legal   <u>$ 2,000</u>
- SALE PRICE $114,000

    - *Est. Market Price $172,000 - $250,000*
    ($58,000 min home equity stake)

THANK YOU   MIIGWEETCH

Jennifer/Amy (Waterloo) Slides

Modular (Container) Housing Development - Bechtel St.

OMSSA Exchange

May 6, 2022

Our Project

- Wanted to use land currently owned by the Region to create the affordable housing more quickly (early 2019)
- Looked at all 65 Waterloo Region Housing (WRH) properties
- Looked for those which had room to expand – 14 sites selected
- These sites were ranked according to 7 criteria
    - Parking
    - Neighbourhood factor
    - Tenant impact
    - Planning process
    - Community amenities
    - Greenspace

127-161 Bechtel Street, Cambridge

127-161 Bechtel Street, Cambridge

Timeframes

- *November–December 2019*: Region began considering an alternative housing pilot project (Action 3.1 of 10 year plan)

- *January–April 2020:* Region staff prepared background information on alternative housing and reviewed potential sites

- *May 2020*: Bechtel is chosen as the pilot site in Cambridge

- *June 17, 2021:* Community engagement staff distributes flyers to Bechtel community

- *June 24, 2021:* Press release to let the general public know of the Region's intention

- *June 25–26, 2021*: The Region hosted town hall meetings for information and questions

- Feb. 2022 – Open House and unit tours

- March 2022 - Occupancy

Lessons Learned - Process

- Surveys
- Retrospectives sessions
- Steering Committee

Learning By Themes

- Contract/Legal

- Procurement

- Communication and Community Engagement

- Construction

- Financial and affordability

- Planning

Lessons Learned - Development

Procurement	Contract/Legal	Communication and Community Engagement
• EOI vs. RFP • Design Build • Community Agencies • Timing	• PMSI and PPSA • Bonding • Payment advances	• Weekly meetings and email updates • Neighborhood • Tenants • Dedicate email and phone number

Lessons Learned - Development

Construction	Financial and affordability	Planning
• CSA approvals approval before site plan • Tight space • Surveys • Two space at once • Modified unit design	•Drafting a budget – DCs, fees, permits •Surplus land or infill - helpful need more for deeper affordability •Time is money •Not 'cheaper' but faster	• Project team including City Councilor, building officials, contractor, Region • Weekly meetings

Lessons Learned - Tenancy

Rent Up
• RGI Units
• Seniors
• Move In Dates
• Offers without viewings

Occupancy
• Tours & Open House
• Furniture
• Tenant Supports
• Deficiencies

Lessons Learned

What worked well?

- A commitment to collaboration contributed to the project's success
- Being transparent and interactive with community
- Good project planning made the process easier
- Project and impacted tenants were prioritized

Learning to carry forward

- Effective collaboration improves team effectiveness
- Better documentation and planning is needed earlier to streamline process
- Nature of build combined with bylaws made project complex
- Provide more insight to community
- Expression of Interests (EOI) provide alternative to Request for Proposals (RFP), but should be better differentiated from the contract

What could be improved?

- More preparatory work and a better regimented process
- Novelty of the project created challenges
- There is a need to increase community engagement in future projects
- Zoning bylaws created challenges

Questions and new ideas

- Maximize affordability for tenants
- Make information about modular builds available
- Find ways to expedite the building process

Time lapse videos

- https://www.youtube.com/watch?v=jGMVp4xbDAg

- (327) Bechtel Virtual Open House Tour – YouTube

THANK YOU FOR ATTENDING THE 2022 EXCHANGE CONFERENCE!

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