



# 10<sup>th</sup> ANNUAL BRANTFORD/BRANT NATIONAL HOUSING DAY FORUM

Graham Cubitt - Indwell



November 20, 2019

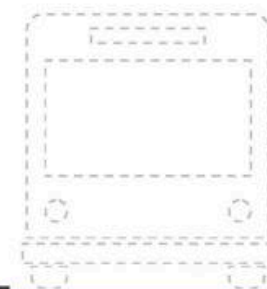
## MARKET

MONTHLY  
INCOME ODSP\*  
**\$1,151**

MONTHLY  
MARKET  
RENT\*\*  
**\$905**

MARKET  
UTILITIES  
**\$80**

FOOD  
**\$166**



## INDWELL

MONTHLY  
INCOME ODSP\*  
**\$1,151**

MONTHLY  
INDWELL  
RENT\*\*\*  
**\$505**

INDWELL  
UTILITIES  
**\$40**

FOOD  
**\$285**

PHONE  
**\$35**

CLOTHING,  
HYGIENE,  
SAVINGS  
DONATIONS,  
ENTERTAINMENT,  
OTHER  
**\$184**

TRANSPORTATION  
(BUS PASS)  
**\$102**



\*ODSP = Ontario Disability Support Program

\*\* 2017 Canada Mortgage and Housing Corporation, Canadian Housing Observer

\*\*\* Approximate, depending on program

Indwell  
indwell.ca  
866-529-0454





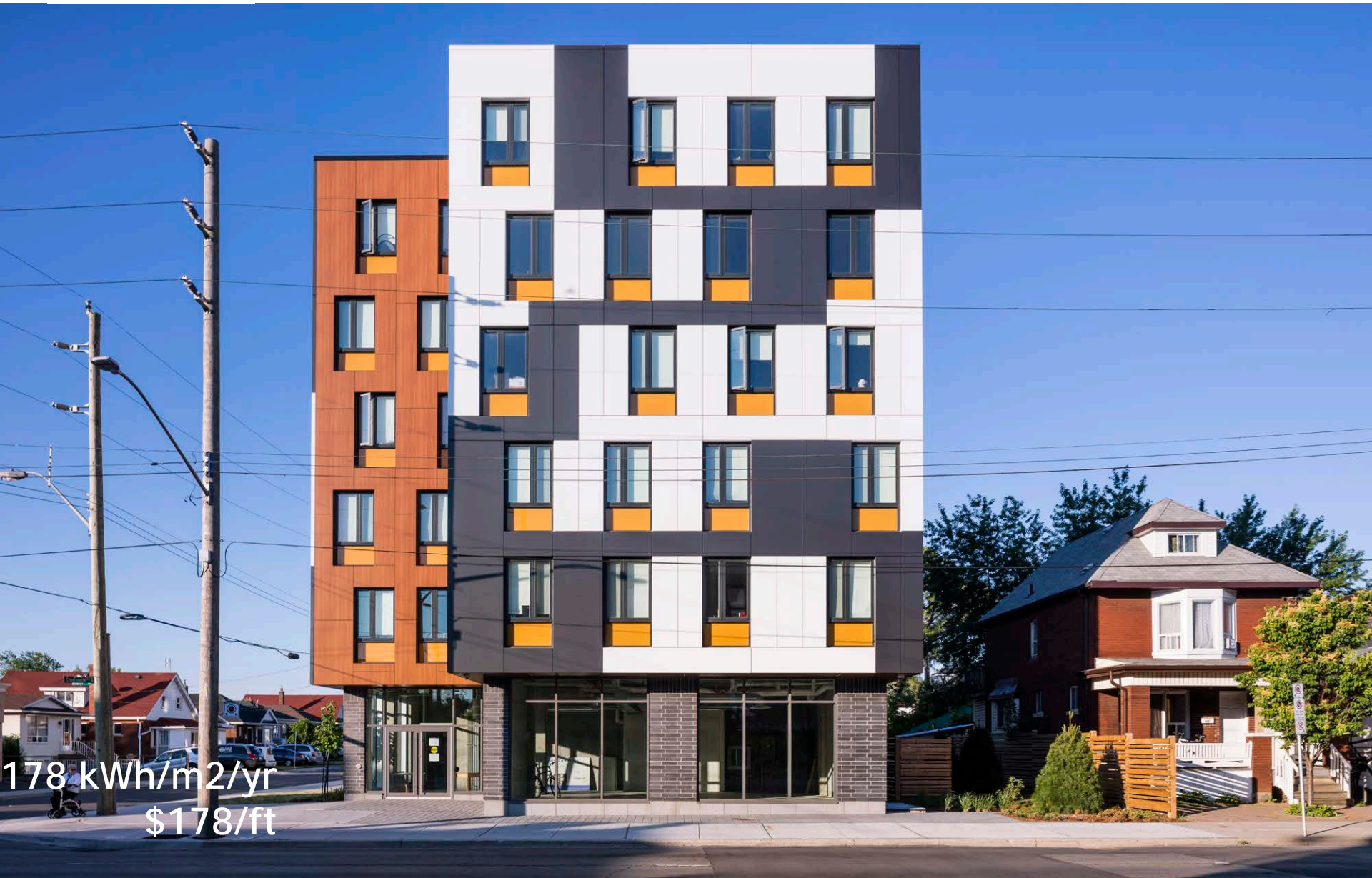
## PERKINS CENTRE, HAMILTON - 2011



136 kWh/m<sup>2</sup>/yr  
\$131/sf



## RUDY HULST COMMONS, HAMILTON - 2016



178 kWh/m<sup>2</sup>/yr  
\$178/ft



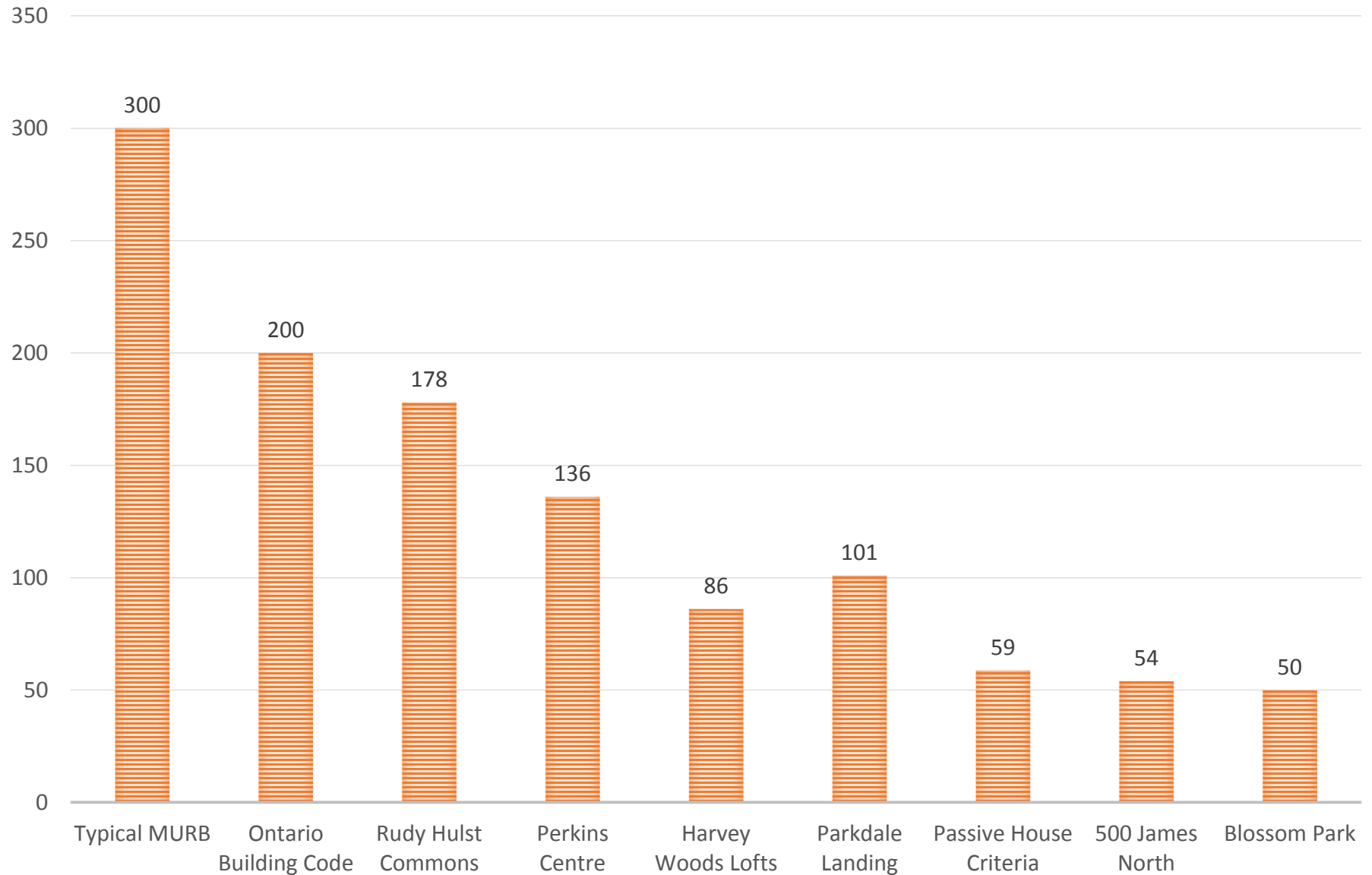


86 kWh/m<sup>2</sup>/yr (Geothermal)  
\$170/sf





# ENERGY INTENSITY IN KWH/(M2/ YEAR)





## GEORGE & MARY'S TAVERN – c. 2016



WHAT IT WAS...

















#Parkdale Landing  
0.3035!  
ACH @ 50 Pa





## PARKDALE LANDING, HAMILTON – 2018

101 kWh/m<sup>2</sup>/yr  
\$204/sf









# BLOSSOM PARK GROUPTHOME, WOODSTOCK

– circa 1970s





# BLOSSOM PARK APARTMENTS, WOODSTOCK

– opened July 2019



















**Energy model: 50 kWh/m<sup>2</sup>/yr**

**Constructed to Passive House International standard**

**Hydro positive, 34 apts, 20% Barrier-Free, community social spaces**

**Funding: \$1M IAH, \$1.2M County, \$2.9M CMHC, MOH \$400K/yr**





# 500 JAMES NORTH, HAMILTON - opening spring 2020

54 kWh/m<sup>2</sup>/yr  
\$226/sf





# A CRISIS IN CORE HOUSING NEED ACROSS THE HOUSING CONTINUUM IN OXFORD COUNTY

Population 113,294  
Total # households 44,444  
Median household income (after tax) \$38,630  
Living wage household income (family of 4) \$63,630



Emergency shelters	Transitional housing	Supportive housing	Rent-geared-to-income housing 30% of monthly income	Affordable rental housing \$726/month (1 bed)*	Market rental \$908 - \$1,500/month (1 bed)**	Home ownership ≤ \$250,000
20	150	160	2,000	1,000†	unknown	of all
			1,429	517	9,555	

NO VACANCY

**\$397,000**  
is the median sale price of  
a home in Oxford County



**1,200**  
job vacancies in Oxford paying more  
than \$20/hour (but nowhere to live)

\* 80% of average market rent  
\*\* Average





**Find Alignments**  
**Seek Maximum Public Benefits**  
**Create Enduring Results**



# No shortage of resources

- where are they spent now
  - hospitals, policing, street outreach
- are the results working
  - what different results do we want
- could they be redeployed
  - who needs to make the decisions



# Maximize Public Benefit

- clear alignment with public goals
- who wants to achieve what
- who follows whom

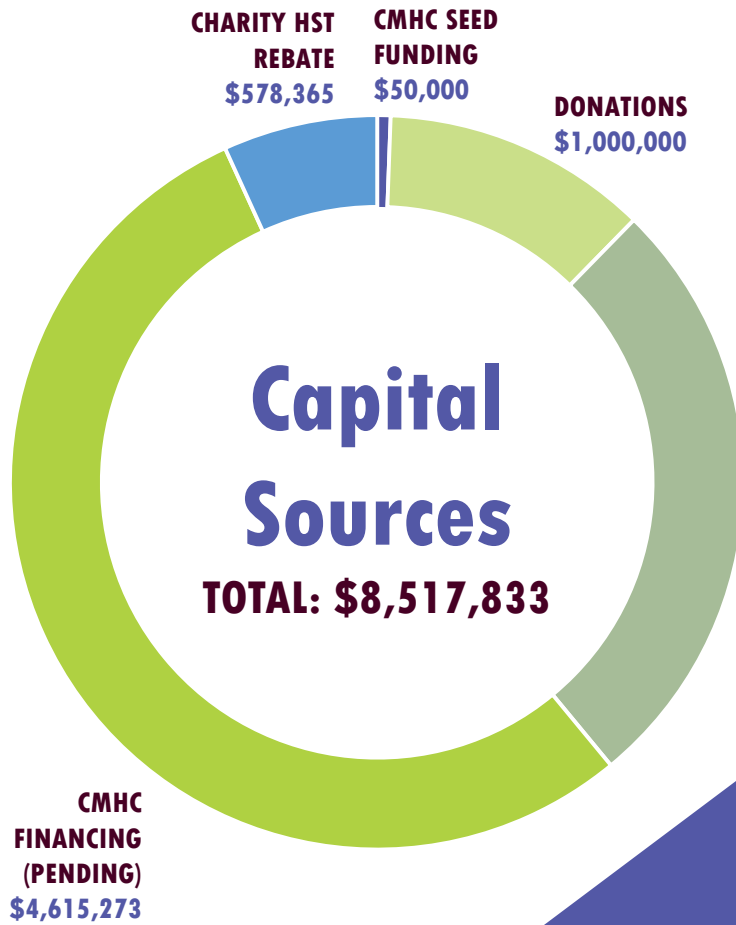


# Results-inspired Resourcing

- Community Participation
  - people who want to make change
- Municipal resources, eg. Land, DCs, etc
  - clear long-term municipal benefits
- CMHC: National Housing Strategy
  - needs to achieve priority outcomes
- Provincial priorities
  - eg. Health reform, Ec.Dev.



# Proposed Capital Budget NORFOLK INN



CMHC CAPITAL  
CONTRIBUTION  
(PENDING)  
\$2,273,194



CONSTRUCTION  
\$6,025,550

HST  
\$831,227

BUILDING  
ACQUISITION  
\$1,015,000

SOFT COSTS  
\$646,056

# Proposed Operating Budget

## NORFOLK INN

MINISTRY OF  
HEALTH  
(PENDING)  
\$350,400

NORFOLK  
COUNTY  
\$250,000

**Operating  
Revenue**  
**TOTAL: \$979,740**

COMMERCIAL  
RENT  
\$87,500

TENANT RENT AND  
CHARGES \$291,840

WAGES & BENEFITS  
\$465,100

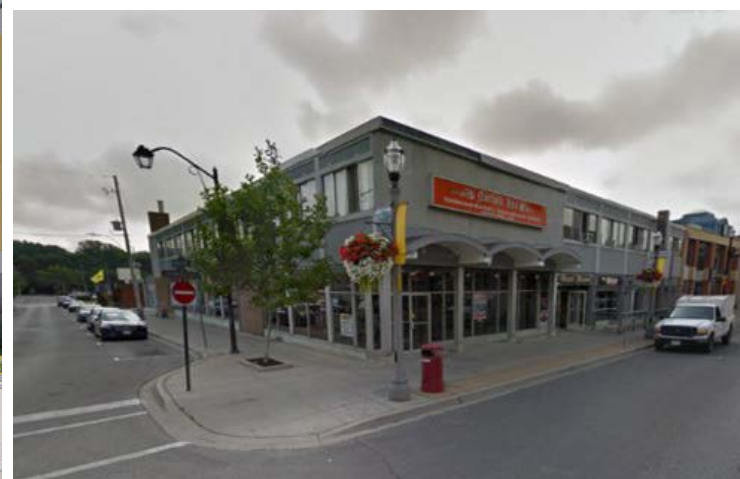
FINANCING  
\$204,530

PROGRAM &  
ADMINISTRATION  
\$154,694

BUILDING & UTILITIES  
\$135,000

**Operating  
Expenses**  
**TOTAL: \$979,740**







# Blossom Park Apartments







HOPE & HOMES FOR ALL

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