



Finding Home in MOK

A development concept to expand affordable and supportive housing options in the Municipality of Kincardine

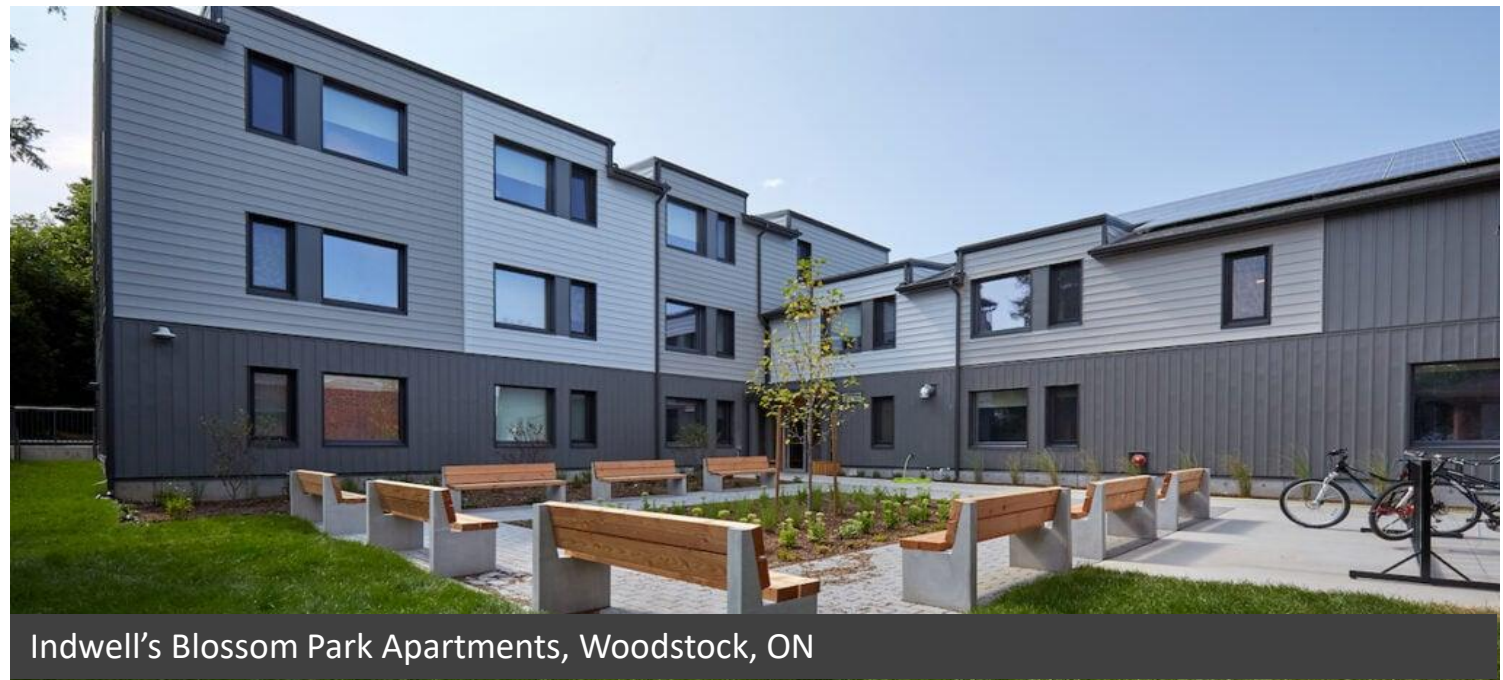
An action plan by:



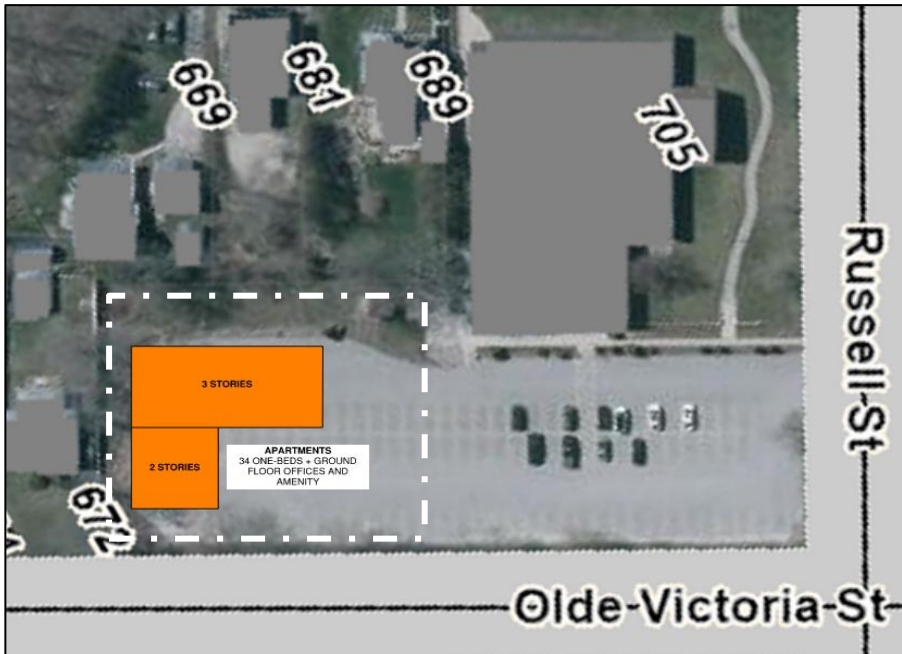
Municipality of Kincardine and Partners
Housing Development Strategy

- Reflected on community input from agencies, MOK, Bruce County
- Reviewed available sites, municipally-owned and private
- Concepts and business plans for projects
- Align Municipal, Provincial, & Federal funds





Indwell's Blossom Park Apartments, Woodstock, ON



705 Princes St – Medium-Scale Development Opportunity

Infill development of underutilized parking lot

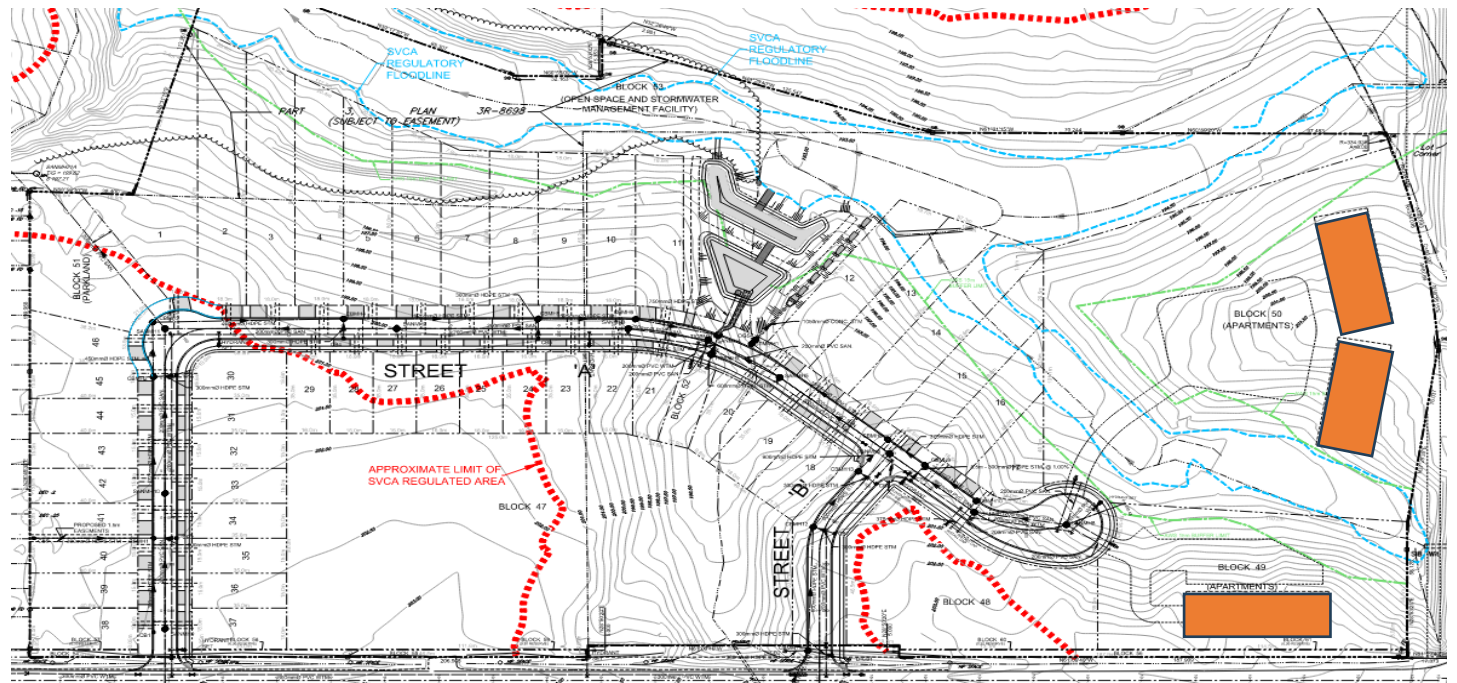
34 affordable apartments with on-site support services and amenities

Affordable rents at \$600/month

~\$13.8M capital project, ~\$1.8M Proponent Contribution and Community Fundraising



Indwell's Station Apartments, St Thomas, ON



Total Contribution Sources	Private Land (86 units)
Proponent Equity, Community Fundraising/Sponsorship and Grants	\$1,942,463
Municipal Land Contribution	N/A
MMAH Capital Investment	N/A
CMHC Grants	\$ 6,550,000
CMHC Financing	\$18,583,759
HST Rebate	\$3,126,951
GRAND TOTAL	\$30,203,173

Private Property – Large-Scale Development Opportunity
 86 mixed-rental apartments, 40% of units at 70% MMR
 Municipality, Bruce County or Community partner to consider purchasing property, act as owner and engage capable non-profit developer/operator

~\$30.2M capital project, ~\$1.9M Proponent Contribution & fundraising with primarily leveraging CMHC's Affordable Housing Fund

Small-Scale Development to Build Momentum

- up to 4-unit projects
- tailor & scale investments to match needs
- build local expertise, trade capacity
- ~\$1.5-2M project with primarily proponent equity to develop affordable apartments
- No access to CMHC funding
- For roughly 2.5 times the upfront proponent investment into a 4-plex, upwards of 20 times the number of units could be delivered (private land option)



FRONT ELEVATION





new interventions lead to new creativity
program models evolve to optimize tenant success
developments generate community engagement
real housing gets built, increasing community equity
increases confidence, civic pride, safety, engagement

Consistent steps in the right direction creates hopefulness



Graham Cubitt
President, Flourish
gcubitt@flourish.ca

Committed to building communities that flourish