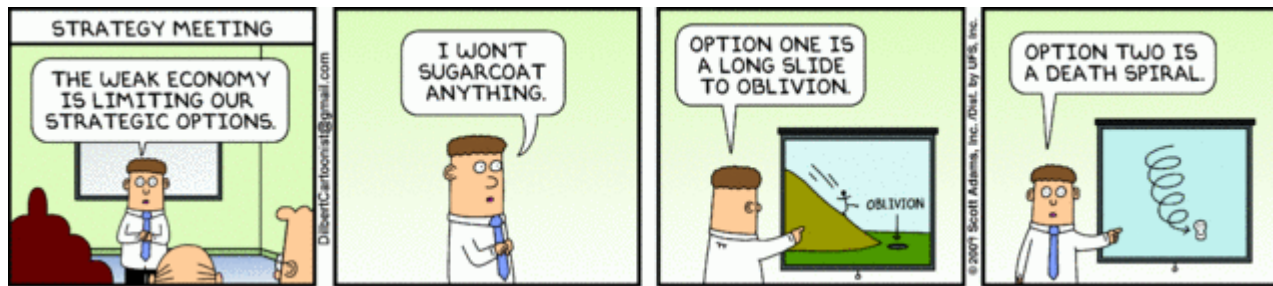
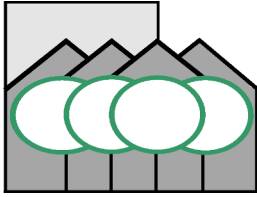


CCOC: life after EOA

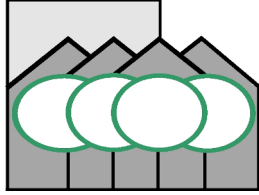




CCOC

Program	Units	Properties	RGI
Section 27	152	11	80 (50%)
Section 95	325	12	90 (30%)
SHRA	731	18	518 (70%)
“Other”	74	6	46 (60%)

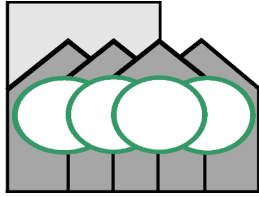




Nine questions

1. Will we continue to accept grants for Rent Supplements?
2. How do we balance any new surpluses?
3. What is the ideal model for rent subsidies?
4. What is the ideal income mix?
5. How much should we charge for market rents?
6. How do we measure the “value” of a property?
7. How much do properties need to “pay their own way”?
8. What is the best way for us to grow?
9. What other sources of revenue should we consider?



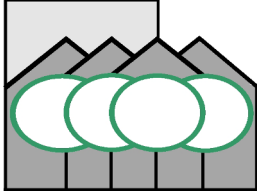


Question one

Q: *Will we continue to accept grants for Rent Supplements?*

A: Yes, but we may re-allocate





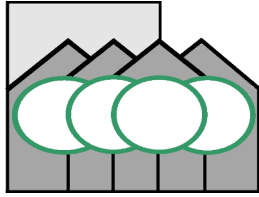
Question two

Q: *How to we measure the “value” of a property?*

A: FCI first, then others:

- environmental performance
- social/market demand
- operating costs
- tenant quality of life



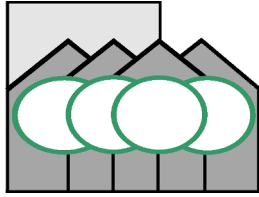


Question three

Q: *What is the ideal model for rent subsidies?*

A: Reducing RGI percentage for households with dependants.



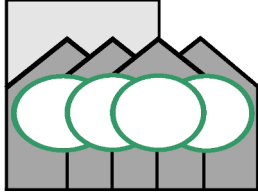


Question four

Q: *What is the best way for us to grow?*

A: Large new developments, smaller acquisitions, focus growth in central neighbourhoods where we already have real presence





Question five

Q: *What is the ideal income mix?*

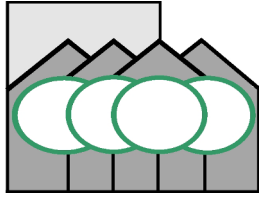
A: 30%-40% RGI

40%-50% market rent

10%-30% BMR

...by portfolio



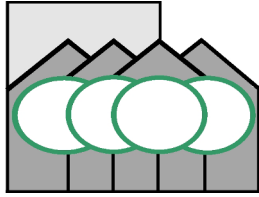


Question six

Q: How much should we charge for market rents?

A: No more than 5% below CMHC average.



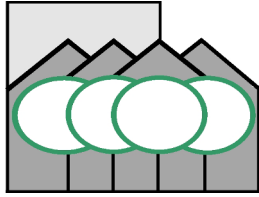


Question seven

Q: How do we balance any new surpluses?

A: Balance new development, repair, additional rent assistance, community development.



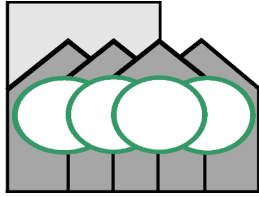


Question eight

Q: How much do properties need to “pay their own way”?

A: Properties should maintain operating surpluses. If not, value assessment kicks in.



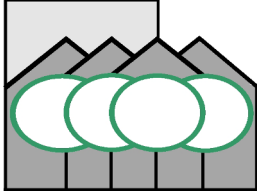


Question nine

***Q:** What other sources of revenue should we consider?*

A: Must reflect community values and not add to staff workload. Maybe separate corporation for commercial laundry, parking, ISP, alternative energy sources. There is also potential for knowledge services such as property management, new development, mentoring.





Next steps...

