



**Capital Region
Housing**

The Way Home

Financing

Addressing the gaps in capital investment
and debt financing

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HSC Regeneration Forum 2016 "Defining A New Future"

Agenda

- Capital Region Housing (AB) by the numbers
- Edmonton Community Foundation
- Mixed Model Rental Program
- Gap Financing





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CRHC by the numbers

37%
Single
Moms
Social
Housing

650
Suite
Turnovers

300
Applications
Month

10,000
Children
Under 18



800
Buildings

4000
Monthly Visits

128
Locations



4500
Families on
Waitlist

CRHC Helps
25,000
Live Affordably

4000
Phone calls



Edmonton Community Foundation

Edmonton Community Foundation

- \$30M Endowment Fund
- Issues grants from interest proceeds
- Affinity for investing in affordable housing





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Mixed Model

Mixed Model Rental Program

- Cash flow from market rent will offset deficit on deeper subsidized units
- Average rent will target 80-85% of market
- Rents will fluctuate depending on need of tenant
- Program will follow the person, not the property





Gap Financing

When your capital and debt financing don't add up

Debt Investment vs Equity Investment

- Debt Investment of approximately \$2M
- Interest payments on annual basis
- Principal repayment after eight years
- Equity gain plus reduced mortgage allows re-leveraging to repay principal





What about the Risk?





The Numbers - Handout

Thank you

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