

OVERVIEW: CREATING AN INCLUSIVE COMMUNITY OF 72 NEW HOMES IN BURNSIDE GORGE

At 210 Gorge Road, we are creating a community of affordable rental housing which will provide homes to a diverse mix of tenants who are able to pay rents at a range of income levels. Thirty units will be offered at income assistance rates (\$375/month); eight units will be offered at affordable rental rates (\$750/month) and 34 units will be offered to moderate-income tenants at near-market rental rates (ranging from \$850 to \$1500/month).

Cool Aid currently manages over 550 units of housing throughout the Capital Region District. While our current housing portfolio is mostly comprised of supportive housing, increasingly, we will be managing buildings which are based on a mixed-income model and are inclusive of a broader range of people seeking affordable rental housing in our community. The mixed-income model is great for tenants and also great for neighbourhoods, offering much-needed rental housing options to a greater diversity of tenants, including lower wage earners, seniors, students, couples, and young families.

210 GORGE ROAD VS A TYPICAL PRIVATE MARKET APARTMENT BUILDING

How does our housing differ from any other private market apartment building?

In addition to the standard vetting of prospective tenants for rental housing (including reference checks and income verification), applicants to the 210 Gorge affordable units will complete a **Declaration of Income and Assets**. This ensures that tenants in our building are not paying more than 30% of their gross household income towards rent, reflecting the Canada Housing and Mortgage Corporation's (CMHC) recommended benchmark for what is considered 'affordable' housing.

Of the 30 units at the redeveloped 210 Gorge that will be offered at income assistance rates, 21 will be reserved for the current tenants of Cedar Grove, who will be temporarily housed elsewhere during the redevelopment. Prospective tenants for the remainder of these units, as well as ongoing vacancies, will be vetted through a coordinated community access system.

Cool Aid's new 210 Gorge building will be staffed 24/7 to provide on-site support to our more vulnerable tenants living in the supported housing units.

210 GORGE ROAD RESIDENTS

The *Residential Tenancy Act* will govern all tenancies at 210 Gorge. All residents will sign a **Residential Tenancy Agreement** that will include a **Crime Free Housing Addendum**. Tenants receiving on-site support will also, sign a Supportive Housing Addendum, which outlines tenant expectations such as:

- Taking responsibility for their guests
- Complying with any medication schedules and care plans outlined by their health care team

STAFFING AND SUPPORT

210 Gorge Road will have at least one staff person on-site 24 hours/7 days per week. Our staff will be instrumental in helping to create a welcoming atmosphere for all residents, while being particularly attuned to the needs of those residents who require additional support. Staff will assist more vulnerable residents to maintain their housing by:

- assisting tenants to keep their units clean and safe
- assisting with medication monitoring
- assisting with building positive relationships with their fellow residents and our community neighbours
- helping residents to set boundaries
- supporting residents' individual goal plans

SAFETY AND SECURITY

Ensuring the safety and security for both our tenants and our neighbours is a top priority for Cool Aid. The building has been designed to meet Crime prevention through environmental design (CPTED) principles. As well, Cool Aid will implement the following measures:

- Controlled central access to the building
- Fencing and exterior lighting
- Security cameras located strategically on the building exterior as well as interior common areas such as stairwells
- An entrance key card system for tenants which is monitored and managed by on-site staff (access to any of the building is managed through this system)

Cool Aid will take appropriate action to intervene in any incidents related to vandalism or other criminal activity, including reporting any such cases to police.

COOL AID'S COMMITMENT TO THE BURNSIDE GORGE NEIGHBOURHOOD

Being a good neighbour is very important to us as we plan to be a part of the Burnside Gorge community for many decades to come. Cool Aid is committed to:

- Providing **regular maintenance of the grounds and exterior of the building**
- **Being responsive to the community and easy to contact.** The building's 24/7 phone number will be made available to neighbours who are encouraged to call with any concerns they might have regarding the building or its residents. We're here to support both our residents, and our neighbours.