Small Communities Initiative

NEW COMMONS DEVELOPMENT

Tools and Resources for Community Housing Development in Small and Rural Communities

The Small Communities Initiative at New Commons Development focuses on building and preserving affordable housing and other assets in small and rural communities by partnering with co-ops, non-profits, and public sector partners, and harnessing development expertise, capital, and aligned interest to build the capacity of the community housing sector in small and rural communities.
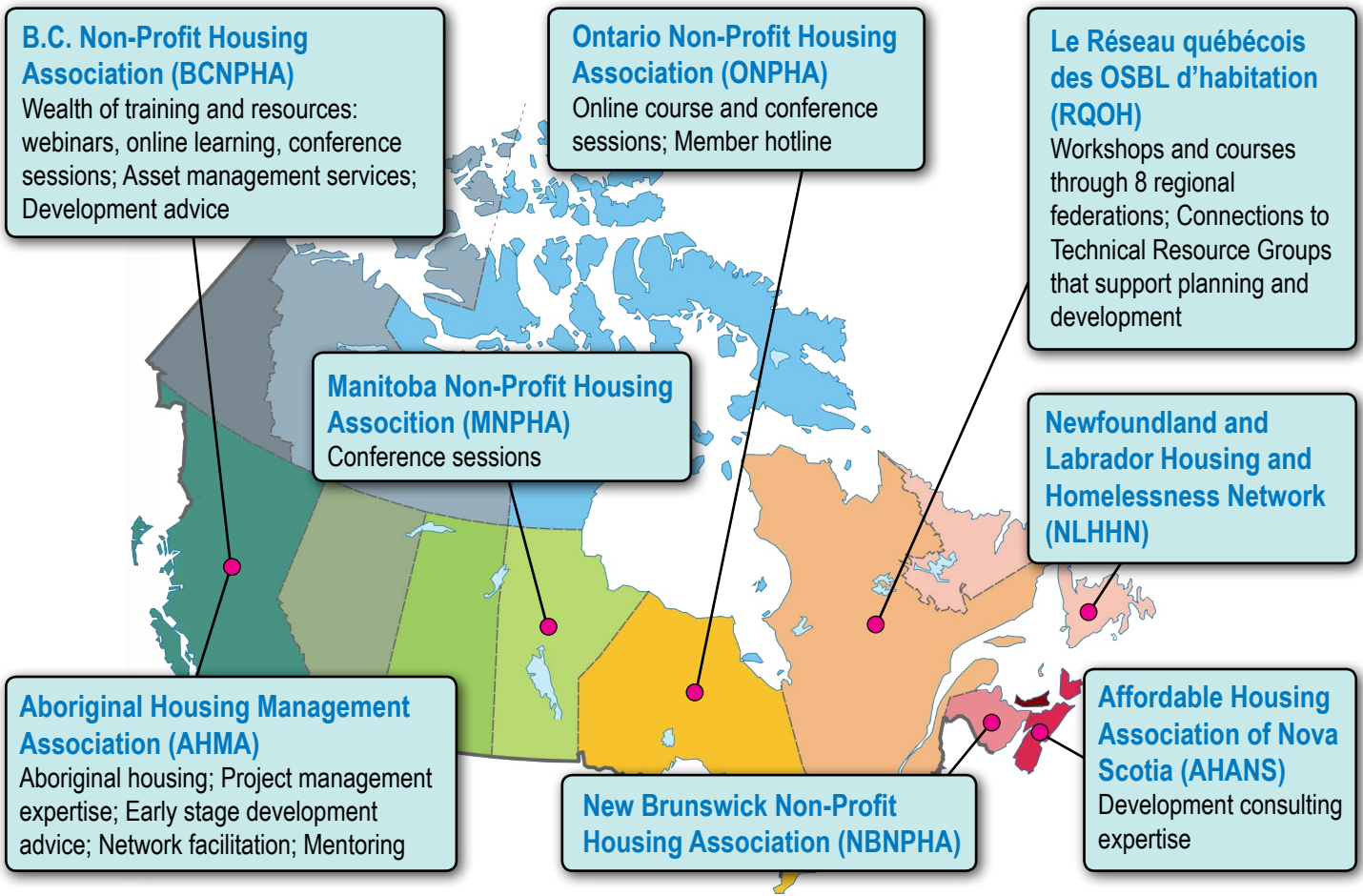
Are you looking to develop non-profit community housing in a small or rural community?

Whether you are just starting out or already have a project underway, these hyperlinked tools and resources can help your organization through the process. The guide is comprised of web-based informational resources, as well as services and supports offered by national and regional sector organizations. In addition to the listed resources, there is a wealth of knowledge held within the community housing sector: with organizations who have successfully undertaken similar housing development projects, officers of government funding agencies, as well as a growing network of development professionals that expressly work on non-profit housing. Some colleges, universities, and institutes offer coursework in this area, too. We hope you'll find these resources useful, and we encourage you to reach out, learn, and support others in growing the community housing sector.

Author	Tool	Content
Rural Development Network	**Sustainable Housing Initiative: A Step-by-Step Guide to Developing Affordable Housing**	Guide, associated workbook, and financial model that provide a wide spectrum of tools to support organizations through the development process; very detailed with medium- to high-level of complexity
Wellington County	**Affordable Housing Development Workshops**	Affordable housing development workshop series with PowerPoint slides on key topics. Guide includes good considerations for site selection, as well as other overview information. Developed in mostly urban Ontario context, but relevant elsewhere
New Commons Development	**Community Developers Toolkit**	Toolkit for needs assessment, pro forma development, site identification, project planning, hiring a team, and engaging municipalities and other agencies. Also includes a resource list
Vancity Community Foundation	**Building It Right Toolkit**	Simple and straightforward workbook that walks users through early project readiness, project vision, development delivery options, and terminology
Housing Assistance Council	**A Non-Profit Capacity Self Assessment Workbook for Rural Community-based Housing Organizations**	Workbook for general organizational capacity assessment, including strategic planning, management, financial, and assets; Note: This is an older resource but the content is still highly relevant (with the exception of the IT section); Developed for US context, but still generally applicable in Canada

Author	Tool	Content
Northern California Community Loan Fund	**Capacity Building for Real Estate Facility Projects**	Worksheet for capacity building during facility development projects, including indication of where professional expertise may apply; not specific to housing facility development
BC Non Profit Housing Association	**Hiring and Working with Development Consultants**	Guide outlining the development consultant's role, design and approvals processes, selecting and contracting a consultant (with templates), and some considerations for rural development; Note: Written for BC context, but largely applicable elsewhere
	Rental Housing Index	Database of rental housing statistics; may be used to inform needs assessment/ project concept
Whistler Centre for Sustainability	**A Scan of Leading Practices in Affordable Housing**	Overview of approaches to using municipal tools, land and financing partnerships, capacity building for housing organizations; Targeted primarily to municipal and regional governments
Canadian Mortgage and Housing Corporation (CMHC)	**National Housing Strategy Initiatives**	Funding, financing, and subsidy programs to support development and operations
	Programs and Information	List of funding programs, by province
	Housing Development Resources	Information repository with fact sheets on various aspects of the development process and some useful links to other resources
	Affordable Housing Project Profiles	Searchable database of project profiles (case studies)
	High Performance Multi-Unit Residential Buildings	Graphic guide to key concepts in efficient and sustainable building design
BC Housing	**Community Acceptance Series**	Tools to communicate with, and gain support from the community
	Housing Affordability Resources	Repository with leading practices for local governments, modular housing, alternative capital, etc.
	Development Projects	Case studies of projects that have been successfully built in BC
Community Housing Transformation Centre	**Resource List**	Drop-down searchable database, particularly rich with tools for planning operations
	Self-assessment tool	A tool to evaluate organizational strengths and weaknesses for smaller and medium-sized community housing providers (governance, property management, financial management, social and community relations)

Sector Supports Across Canada

B.C. Non-Profit Housing Association (BCNPHA)
Wealth of training and resources: webinars, online learning, conference sessions; Asset management services; Development advice

Ontario Non-Profit Housing Association (ONPHA)
Online course and conference sessions; Member hotline

Le Réseau québécois des OSBL d'habitation (RQOH)
Workshops and courses through 8 regional federations; Connections to Technical Resource Groups that support planning and development

Manitoba Non-Profit Housing Assocition (MNPHA)
Conference sessions

Newfoundland and Labrador Housing and Homelessness Network (NLHHN)

Aboriginal Housing Management Association (AHMA)
Aboriginal housing; Project management expertise; Early stage development advice; Network facilitation; Mentoring

New Brunswick Non-Profit Housing Association (NBNPHA)

Affordable Housing Association of Nova Scotia (AHANS)
Development consulting expertise

All above organizations can provide connections to resources like funders and consultants.

Canadian Mortgage and Housing Corporation (CMHC) - Funding programs and project guidance, particularly on financial topics	**Federation of Canadian Municipalities (FCM)** - Funding program for sustainable housing; factsheets and information on energy efficiency; advising and supports
Canadian Alliance to End Rural and Remote Homelessness - Network and resources	**Canadian Housing and Renewal Association (CHRA)** - Webinars on various development topics
Community Housing Transformation Centre - Funding programs (including pre-development capacity-building), project guidance, and resources	