

PROJECT PROFILE: NEW DENVER AND AREA HOUSING SOCIETY

LOCATION: VILLAGE OF NEW DENVER, BC | POPULATION: 473



PROPOSED PROJECT STATS

NUMBER OF UNITS: 10 homes

HOME TYPES AND HOUSEHOLDS:

- Deeply subsidized studio units for low-income individuals or seniors
- Rent-geared-to-income units for low and moderate income persons and families, seniors, and persons receiving rent-supplements
- Affordable market 2- and 3-bedroom units for moderate income families and individuals
- Accessible and adaptable units targeted to persons with disabilities

ASSOCIATED SUPPORTS OR PROGRAMS:

The Society will periodically invite neighbours to community building events, utilizing the outdoor amenity area, in an effort to help residents develop good relationships and integrate into the Village.

YEAR PROJECT INITIATED: 2020

TECHNICAL SUPPORTS ACCESSED:

New Commons Development; Cover Architectural Collaborative Inc; additional contractors for site assessment, concept development and feasibility.

FINANCIAL SUPPORTS ACCESSED:

- Village of New Denver: Land contribution
- Community fundraising
- Local church donation
- CMHC Seed Funding
- Columbia Basin Trust (regional entity)
- Province of BC Rural Dividend Fund
- New Commons Development working capital
- Building BC: Community Housing Fund
- Employment and Social Development Canada's Investment Readiness Program

ORGANIZATION STATS

ORGANIZATION NAME:

New Denver and Area Housing Society

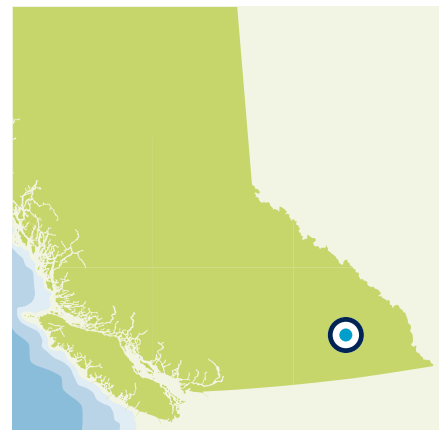
YEAR ESTABLISHED: 2018

CURRENT OPERATIONS:

This proposed project will be the Society's first development project

OF PAID STAFF: 0

OF ACTIVE VOLUNTEERS: 5





ANTICIPATED YEAR OF PROJECT OCCUPANCY: January 2023

KEYS TO SUCCESS:

The Society hired a consulting firm to do a needs assessment and help find a suitable location for a housing project in New Denver. When that work was completed, the Society had exhausted their funds. They were put in touch with New Commons Development, in what one member of the board of directors calls “a turning point” for the project. The partnership arrangement with NCD has assisted in structuring a land deal with the Village, building organizational capacity and clarifying their desired outcomes, and securing initial pre-development funds.

As the Society does not yet have experience in operating housing, they have been working with NCD to meet with other non-profit housing operators in the region (Slocan Valley) and have initiated a partnership with the Slocan Valley Seniors Housing Society to support the long term management and operations of the new housing in New Denver.

NOTABLE PROJECT ELEMENTS:

- » Every Suite has a private ground level entry
- » Southern Roof Slope can be made solar ready
- » Project will meet BC Energy Step Code 4, which will reduce GHG by over 40% of the 2015 National Building Code.

