Multifaith Housing Initiative

Overview

- Who is MHI
  - Organizational Model
  - Community Benefit
  - Promissory Notes
- Three Project Overview
  - Somerset Gardens (completed 2008)
  - The Haven (Completing 2017)
  - Veteran's House (Construction Initiation 2017)
- Lessons Learned with Fundraising
- Preparing for Growth
- Questions?

MHI's Mission

***To provide and to promote affordable home space**, to encourage harmonious relations amongst tenants of diverse backgrounds, and to mobilize the resources of faith communities and others for these purposes.*

MEMBERS 2014-2015

- Adath Shalom Congregation
- Agudath Israel Congregation
- All Saints Westboro Anglican
- Anglican Diocese of Ottawa
- Barrhaven United
- Bells Corners United Church
- Bethany Baptist Church
- Canadian Martyrs
- Catholic Women's League
- Centretown Churches Social Action
- Christ Church Cathedral
- Christian Council of the Capital Area
- Church of the Resurrection Ladies' Guild
- Cordova Spiritual Education Centre
- Cornerstone Housing for Women
- Emmanuel United Church
- First Baptist Church
- First Unitarian Congregation
- First United Church
- Fourth Ave Baptist
- Glebe St. James United Church
- Good Shepherd Barrhaven
- Holy Spirit Parish
- Human Concern International
- Hellenic Community of Ottawa - Dormition of the Virgin Mary
- Longfields Community Church
- MacKay United Church
- Notre Dame Cathedral Basilica
- Orleans United Church
- Ottawa Monthly Meeting
- Ottawa Muslim Association
- Ottawa Muslim Women's Organization
- Ottawa Torah Centre Chabad
- Our Lady of Fatima Parish
- Paroisse St. Gabriel Pauvres
- Rideau Park United Church
- Roman Catholic Archdiocese of
- Sisters of Holy Cross
- Solseed Movement
- South Nepean Muslim Community
- Spiritual Assembly of the Baha'is of Ottawa
- St. Alban's Anglican
- St. Andrew's Presbyterian
- St. Barnabas Church
- St. Bartholomew's Anglican
- St. Basil's Church
- St. Basil`s CWL
- St. Elizabeth Parish
- St. George's RC
- St. John the Evangelist
- St. John's South March
- St. Jude's Parish
- St. Luke's Anglican
- St. Leonard's CWL
- St. Leonard's KoC
- St. Margaret Mary's Church
- St. Margaret's, Vanier
- St. Martin de Porres Parish
- St. Martin's Anglican Church
- St. Matthew's Anglican Church
- St. Matthias Anglican Church
- St. Patrick's Basilica
- St. Paul's Anglican Almonte
- St. Paul's-Eastern United
- St. Peter and St. Paul's Anglican
- St. Peter's Evangelical Lutheran Church
- St. Stephen's Anglican
- Temple Israel Ottawa
- Trinity United Church
- Unitarian Universalist Fellowship of Ottawa
- United Church - Ottawa Presbytery
- Vishva Shakti Durga Mandir Association

PATRONS

- *Rabbi Reuven Bulka*
- *The Rt*
- *Rev.John Chapman*
- *The Rt. Rev. Peter Coffin*
- *Imam Ziad Delic*
- *Rev. Fred Demaray*
- *Rabbi Steven Garten*
- *Imam Mohamad Jebara*
- *Fr. Jacques Kabangu*
- *Rev. Martin Malina*
- *Rev. John Marsh*
- *Imam Samy Metwally*
- *Most Reverend*
- *Terrence Prendergast*
- *Rev. David Sherwin*
- *Dr. Anne Squire*
- *Mr. Nityanand Varma*
- *Rabbi Elizabeth Bolton*

What does MHI do?

- Takes action on housing in an interfaith environment.
- Owns 41 apartment units.
- Provides support to tenants through its volunteers.
- In Construction on 98 Units (The Haven)
- In Pre-Development on another 40 Units (VH)

26 Units on Blake Blvd

5 Units on Kent St.

10 Units on Somerset St.

Funding The Gap

Conventional financing is not enough

- Donations
- MHI Housing Loan Program - Promissory Notes
- Grant Funding from the three levels of Government
- Mortgages
- Other Grants:
  - CMHC Seed
  - Foundations
  - Trillium
  - Brighter Tomorrows

The Community Good

Operations:

- Volunteer Committee Work
- Resident Relations Team
- Donations
- Rent Supplements
- Volunteer help
- Grants: small programs
- Forgiveness of property taxes

Promissory Notes:

- Over $700,000 in personal loans (Over $200K donated at maturity)
- Loan rates between 0% - 3.5%
- Terms of 5 years
- Interest cheques paid out semi annually

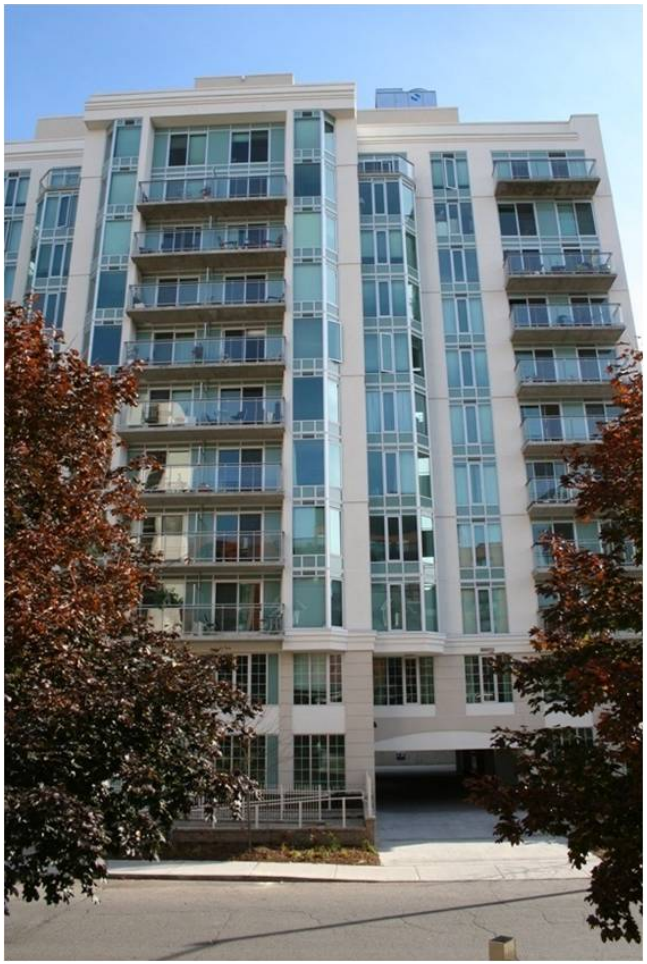
Volunteer Program

Volunteers with MHI are able to:

- Have a sense of meaningful engagement in community.
- Contribute to empowerment of tenants.
- Develop meaningful interpersonal relationships with tenants and/or other volunteers.
- Participate in provision of safe, affordable housing.
- Work with other faith groups towards a common cause

Somerset Gardens

- St. John the Evangelist Church, a downtown church and member of MHI sold parking lot to developer Teron Inc to build affordable condominiums.
  - 119 one bedroom units
- MHI purchased 10 units at a cost of $1.5 M
- MHI Received a total of $900,000. from 3 levels of government under the Affordable Housing program
- MHI raised $250,000 from our supporters in promissory notes



Benefits and Lessons

Benefits:

- Low percentage of affordable units removes any stigma

Lessons:

- Lack of protections for original concept of the building.
- Need to clearly understand norms in the condo market
- Important to stay involved with Condo Board and managers

MHI is building a New Inclusive, Affordable Community in Barrhaven

- Mix of low-rise apartments and townhouses for families.
- Completion dates from January to May 2017
- 100% visitable
- 10 homes fully accessible
- Fundraising: $1.5M = 98 units & deeper levels of affordability

Unit Breakdown:

- 98 Units:
  - 30 one bedroom
  - 38 two bedroom
  - 26 three bedroom u
  - 4 four bedroom

Community Need

- Ottawa centralized wait list is at 10,224
- Close to rapid transit
- Partnership with Catholic centre for Immigrants
- Partnership with faith communities
- Fundraising = more core need affordable units available.

Building a Home for Homeless Veterans

- In November 2014, MHI and Partners announced a new project: Veterans House for homeless veterans
- Land at the Rockcliffe Air Base.
- Tenants will gain stable housing, recover from health and addiction-related issues, and get a new opportunity to improve their life.
- **Large fundraising Target!!!!**
- **Project Partners & Stakeholders include:**
  - Ottawa Salus, Soldiers Helping Soldiers, Veterans Emergency Transition Services Canada, Canadian Forces Morale and Welfare Services, Royal Canadian Legion Ontario Command and District G, True Patriot Love, Canada Lands Company, CAHDCO, Veterans Affairs Canada.

Veterans House

The Need for Veterans

- In a recent Alliance to End Homelessness Canada survey (April 2015).
  - 8.5% of the homeless persons surveyed in Ottawa reported Canadian military service
  - compared to 6.4% in Hamilton and 5% in Waterloo.
- ATEH numbers for homeless individuals living in Ottawa in 2014 = **6500**
- Project partner *Soldiers Helping Soldiers*, have encountered over **380 homeless** with prior military service - over the past 3 years
- Veterans House will target the needs specifically and solely of homeless veterans who are living rough in Ottawa. The supportive housing model will help these individuals
  - gain stable housing,
  - recover from health, mental health and addiction-related issues,
  - and improve their overall quality of life, as well
  - as the lives of their families who are unable to provide them with the support that they need.

Fundraising as a Tool for Growth

Challenges:

- Time needed to come up with the "Million Dollar" plan
- "Backstopping" the Campaign with loaning body
- Time needed to roll out and be successful in a large capital campaign
- Charitable status places deeper restrictions on the amount of AMR
- Communications are key = a lot of time and effort

Benefits:

- Allows us to build more
- Allows us to have deeper subsidies
- Allows us to have less AMR
- Gives us a place to engage the wider community

Preparing for Growth

Step 1: Organizational Review:

- Internal Inventory
  - Staff
  - Terms of References
  - Policies

Step 2: Landscape analysis

- What do other organizations that are the size we are going to be look like?
- How do they operate? (i.e. Organizational structure)
- Staff size

Step 3: Plan of Action:

- Make an inventory of what changes will need to be implemented for the organization
- Add a timeline to those changes = 3 categories:
  i. Before construction / pre-construction
  ii. During construction
  iii. Rent up & Transitions
- Create a Work Plan for each change

Thank you!

Contact Information

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