



Elgin Park Redevelopment

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Housing Needs

- ▶ Since 2015 the waitlist for social housing in Northumberland has almost doubled, and continues to exponentially grow
- ▶ Waitlist for housing is now surpassing 9 years in some communities
- ▶ Since 2015, only 16 new private rental units have been created across the County
- ▶ About 55% of low income households are spending more than 30% of their income on housing, and about 27% are spending more than 50% of their income
- ▶ 78% of households on the waitlist are looking for a unit in Cobourg (many households do select more than one municipality)

Role of the Northumberland County Housing Corporation



- ▶ County is sole-shareholder of the Northumberland County Housing Corporation (NCHC)
- ▶ Currently own and operate 344 social housing units across Northumberland County
- ▶ NCHC properties are located in Brighton, Campbellford, Cobourg, Colborne and Port Hope
- ▶ NCHC housing stock is aging, with the majority of properties approaching 50 years of age
- ▶ In 2019, Northumberland County will begin work to complete a Social Housing Master Plan and NCHC Strategic Asset Management Plan

Elgin Street (current property)

- ▶ NCHC owns and operates 9 duplex buildings on Elgin Street East
- ▶ 18 units total (4 two-bedrooms; 8 three-bedrooms; 6 four-bedrooms)
- ▶ Over 180 households on the current waitlist for Elgin Street units
- ▶ Zoned R3 (singles, semis, duplex)

Elgin Street (current property)



Elgin Street (current property)



Vision for Elgin Park

The Elgin Park Redevelopment Project seeks to:

- ▶ Intensify existing stock on Elgin Street to 40 units total
- ▶ Series of alternating four and six-plex buildings
- ▶ Maintain existing stock of multi-bedroom units
- ▶ Addition of one-bedroom units
- ▶ Increase Rent-Geared-to-Income stock alongside the introduction of market rent units
- ▶ Meeting the needs articulated in the County Affordable Housing Strategy

Tenant Impacts

- ▶ Current tenants of Elgin Street have been notified of initial plans
- ▶ Northumberland County and the NCHC remain committed to:
 - ▶ ensuring tenant concerns are addressed and navigated appropriately.
 - ▶ notifying tenants of potential impacts to their tenancies as legislatively required
 - ▶ prioritizing easing tenant transitions and remaining open communications throughout the process
- ▶ Ministry of Municipal Affairs and Housing will be notified of plans and impacts to Northumberland County's Service Level Standards
- ▶ Households on waitlist for Elgin Street will be notified following Council's approval and encouraged to review building selections

Next Steps

- ▶ Application has been submitted to CMHC Seed Funding to support pre-construction costs of this project in the amount of \$235,225
- ▶ RFP process to retain the Architectural and Engineering professional services to prepare the required design drawings and construction documents (through SEED funding or draw from Housing Reserves)
- ▶ Begin rezoning process for Elgin Street from an R3 to R4 designation with the Town of Cobourg
- ▶ Continue to work to have the project “shovel-ready” and seek funding for construction from other levels of government.

Questions?

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