



every family

deserves the chance to
build strength, stability
and independence



HABITAT FOR HUMANITY INTERFAITH BUILD CAMPAIGN
Roman Catholic Diocese of Calgary
Proposed Projects and Engagement Activities



every vision

can build a better future for
generations to come

**Habitat for Humanity Southern Alberta
(Habitat) brings the community together to
help families build strength, stability and
independence through affordable home
ownership.**

We were established in 1990 and are part of the global Habitat network focusing on the needs of families in Southern Alberta. Along with the Calgary affiliate, we have Chapters in Airdrie-Crossfield, Medicine Hat, Brooks District, Foothills, Drumheller and Mountain View County.

To date, we have empowered over **250 families and 615 children** to transform their lives, building brighter futures.



every faith

can be put into action

THE INTERFAITH BUILD PROJECT – A \$1,000,000 GOAL TO BUILD AFFORDABLE HOUSING FOR FAMILIES IN CALGARY AND SOUTHERN ALBERTA

One of the key challenges for clergy is finding new and impactful ways to bring the Divine Presence into the world through acts of loving-kindness and compassion.

So many needs and crises compete for our attention and resources daily that we can easily become overwhelmed. However, providing a safe and affordable home can literally change a person or a family's world.

The Interfaith Build Project in support of Habitat for Humanity is a unique opportunity for clergy from all faith communities to come together to put their faith into action and help build stability and independence for Calgary families in need of affordable housing.

It is also a powerful statement to the citizens and leaders of Calgary that cooperation among leaders of diverse faiths results in good work that benefits everyone and sets a tone of goodwill that one can be modeled in other arenas of public dialogue and action.

Through our collective effort, we can have a dramatic, positive, and permanent impact upon families who in turn can achieve strength, stability, and independence through home ownership.



Bishop William McGrattan of the Roman Catholic Diocese of Calgary, as part of the Interfaith Build Project, has made a generous donation to Habitat over two years. (2017 and 2018). The first installment was in 2017 and the second will be made in 2018.

The Diocese is honoured to be part of this important issue and looks forward to engaging the community through this commitment to assist with the issue of housing stability and affordability.

The generous contributions of the Roman Catholic Diocese of Calgary will help fund the following three projects:



every home

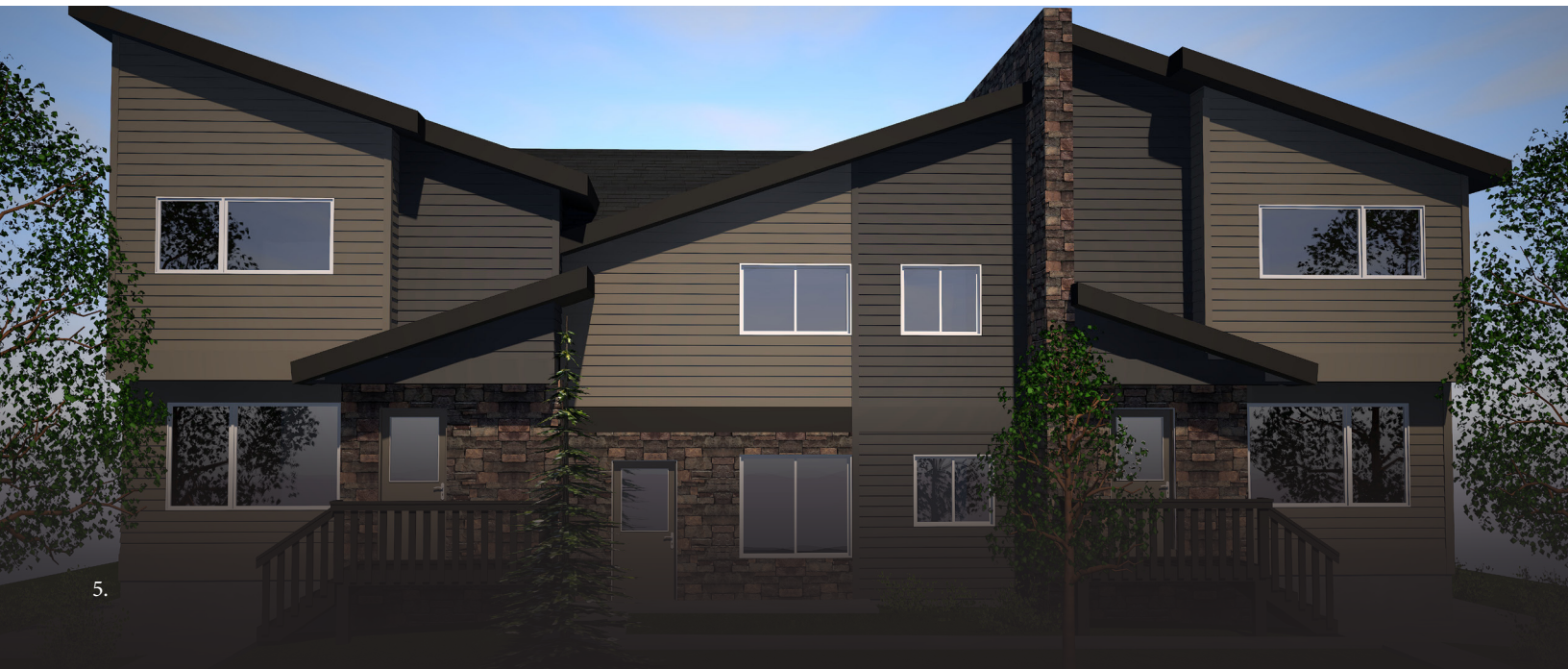
creates the foundation for a
stable future

Affordable Housing in Bowness - \$60,000

To help more families to achieve stable housing in Calgary, Habitat is embarking upon a three-phase construction project of 25 homes in the community of Bowness.

This multi-phase buildout began in November 2016 and phase one was completed in January 2018. Altogether, the project will result in homes for 25 families with approximately 75 children.

We will direct \$60,000 of the Roman Catholic Diocese of Calgary pledge to construct a 4-plex at 4320 73 Street. Construction on this project was completed in early 2018.



ABOUT THE BOWNESS COMMUNITY

Bowness is located in Calgary's North West. This community is family friendly and appeals to those seeking a family oriented lifestyle. Nearby greenspaces and recreational facilities include the popular Bowness Park, Bowmont Park, Edworthy Park, Shouldice Pool, and athletic parks.

Bowness is also connected to the walk and ride pathway system. Community schools include Assumption Elementary and Junior High (Separate), Belvedere-Parkway Elementary School (Public), Bowcroft Elementary School (Public), Bowness Senior High School (Public) and Thomas B. Riley Junior High School (Public).

COMMUNITY SUPPORT

The Bowness Community Association is a key partner in this project. City of Calgary construction approval processes involve the community association directly, so support from the community association assists Habitat significantly in obtaining the required development approvals and building permits.

The community association also facilitates community engagement through community meetings and open houses. These venues provide Habitat with the opportunity to raise awareness of our mission and our homeowner families with community activists and residents.



MEET ONE OF OUR BOWNESS PARTNER FAMILIES: ANNETTE, PATRICK, AND RILEY

Annette, a single mother of two boys is looking forward to being a Habitat homeowner. She works as a school bus driver and her new home will be complete in January 2018! Currently, Annette lives in an inappropriate and frankly, dangerous situation. She worries constantly about her children's safety.

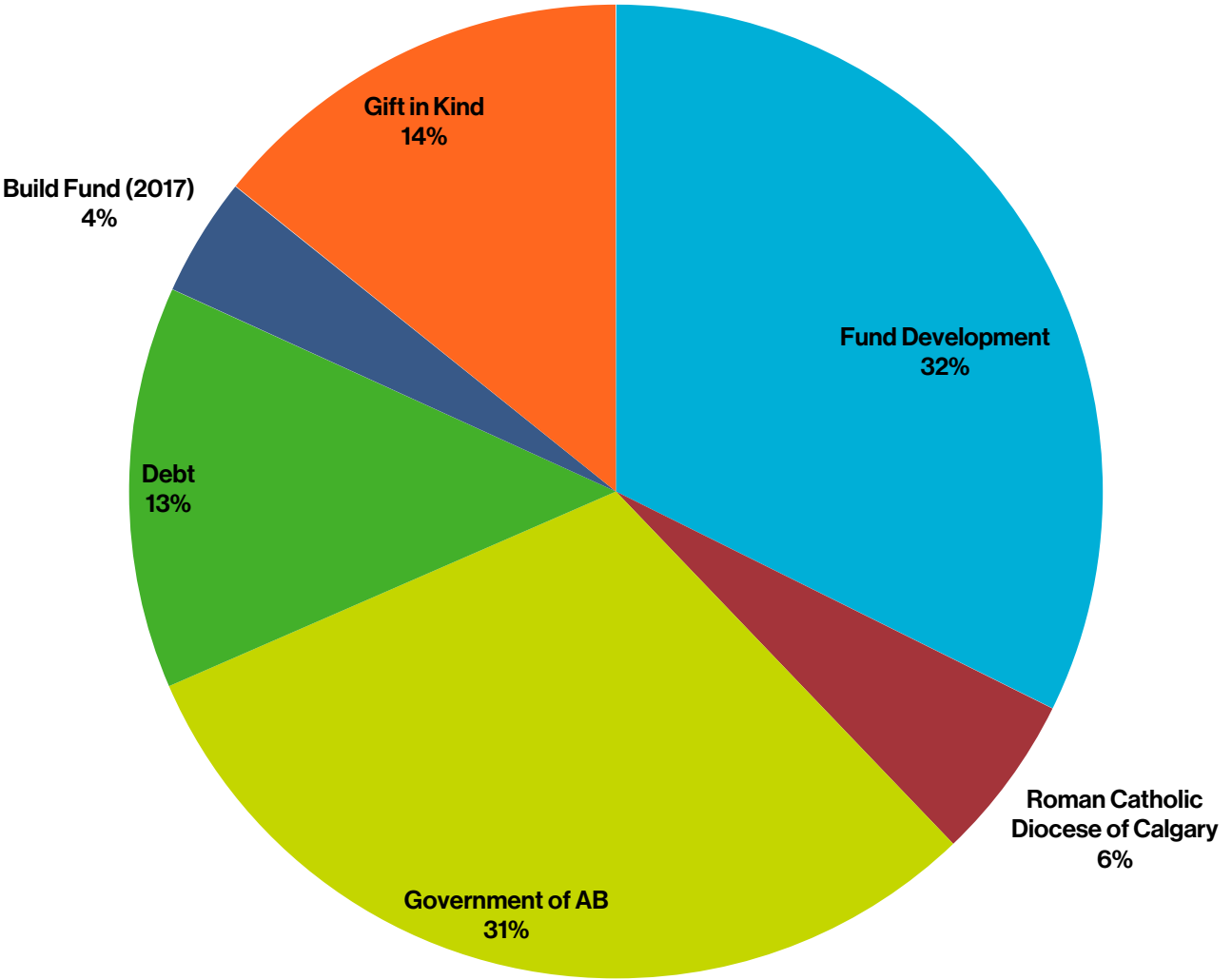
"I just want to teach my boys how to be compassionate, caring, responsible young men. It is very hard to do so when there are so many negative things around you," says Annette. The challenges this family has faced include having their car and apartment broken into, being in close and constant proximity to illegal drug activity and the related violence and living in extremely cramped quarters.

"I want to become a family member of Habitat because I believe in working hard, being kind, and loving one another. I have always wanted to own my own home but have been financially unable to attain that," says Annette. And, work hard she has, completing her mandatory 500 volunteer hours with enthusiasm!

"I have two wonderful boys and two lovely cats; without my boys, I do not know where I would be. They are such great kids. Patrick is into sports - he loves soccer. He is always helping me out with his little brother and is into lots of volunteering. He also attended one of five levels for leadership training with the Tim Hortons Camp. Riley likes to be outside; he likes tobogganing, snowboarding, and any kind of outdoor activity that he can do. Both my kids are very friendly and mostly well behaved and respectful of others."



Bowness Project Funding Plan



Rural Initiatives - \$40,000

We have opportunities to engage the Roman Catholic Diocese of Calgary community in our Chapter activities. Currently, we have Chapters in Mountain View, Brooks, Foothills, Medicine Hat, Drumheller, and Airdrie. Local volunteers run all these Chapters and they are all at different stages in their fundraising, family recruitment and build efforts.

ENGAGEMENT OPPORTUNITIES

There are opportunities to support our efforts in a number of ways in the Chapters. These include:

Volunteering at a build site

- This includes final grading of the soil, landscaping and sod, building decks, fences, gates and possibly a storage shed. Each day can accommodate 10 – 12 volunteers. We also buy back homes from Habitat partner families who are moving on and we could engage volunteers in helping to spruce up the refurb.
- These opportunities are limited because we generally use a project management model for rural builds because we don't have the infrastructure to support volunteers on site each day. There may be limited opportunities near the end of each build to help with exterior work.
- We would welcome groups to provide hospitality (lunches and refreshments) for our community Build Days.
- We can extend an invitation to members of the local Roman Catholic Diocese of Calgary to attend our Ground Breaking and Home Dedication events.
- We could invite members of the local Roman Catholic Diocese of Calgary to consider joining the Regional/Chapter Committee or a Committee of the Chapter to do refurb work, do presentations, assist with marketing and communications, etc.



BUILDS - IN PROGRESS AND UPCOMING

All of our Chapter builds are duplexes (two doors per community), with an average size of 1100 square feet. The average cost to build is \$350K plus land. Projects include:

- Builds in Drumheller and Okotoks are scheduled to begin in the spring of 2018. There may also be a build in Medicine Hat.

We will allocate the \$40,000 to the builds in Drumheller, Okotoks, and Medicine Hat.



The Silver Creek Legacy Build - \$200,000

CREATING POSITIVE CHANGE FOR GENERATIONS TO COME

This is Habitat's largest development to date in southern Alberta; we will build the property at 84 Silver Creek Crescent NW. You can help create generational change, transforming the future for 32 families and their children.

Currently plans (subject to zoning and development approval) include four buildings with 8-unit stacked townhouses and the requisite parking. Each home is roughly 1100 square feet, with three bedrooms, one and a half bathrooms and an open concept main floor. We invest donor dollars to construct energy-efficient homes, reducing the cost of utilities for families.

This project will result in the development of 32 new homes for families.

Construction will commence in June of 2018, concluding in late 2021. All told, this project will build a foundation, creating strength, stability, and independence for up to 32 families with almost 100 children.

- Completion 2019 – 25% of homes
- Completion 2020 – 75% of homes
- Completion 2021 – 100% of homes



Habitat builds homes above code with adequate space for all family members. Your generosity means we can engage quality trades and architects, ensuring that our homes are safe and built to last.

In addition, we adhere to the community design specs, meaning our homes blend in seamlessly with surrounding properties. Partner families participate in home maintenance classes to enable them to keep their homes in good condition.

We construct our homes using a unique combination of professional trades and Habitat construction staff (75%), volunteers (20%), and participants through corporate and community build days (5%). Construction funding comes from grants, donations, sponsorships, and gifts-in-kind of materials.

Affordable housing is a City of Calgary priority

More than half of Calgary's residential communities do not have any nonmarket housing units. However, The Silver Springs development aligns with the City of Calgary's goals for affordable housing.

According to the City of Calgary Municipal Plan, it recognizes affordable housing as an integral part of complete communities. Further The City's goal is to create affordable housing by encouraging:

- A varied community composition by providing opportunities for small-scale affordable housing to locate in all areas of the City;
- Affordable housing serving families to locate in areas close to parks, schools, recreational facilities and commercial nodes



Community engagement activities and opportunities

Both family members and volunteers contribute hours toward the construction of our homes. Families can accumulate their requisite 500 volunteer hours building their own home and this can be an empowering and deeply rewarding experience for them.

NEIGHBOURS HELPING NEIGHBOURS

In addition, hands-on construction is an excellent way to engage the community in being part of the solution to the affordable housing crisis in our community. In 2016, volunteers contributed over 60,000 hours to Habitat. We estimate that we will require 80,000 volunteer hours towards the construction of Silver Creek.

There will be many opportunities for the Roman Catholic Diocese of Calgary community to support this project by volunteering at this build. In addition, community groups and members can also support volunteers by providing refreshments to volunteers working on the build site.

Habitat has engaged with the Silver Springs community about this project, resulting in a mix of widespread support and some concern from the project's immediate neighbours. Generally, residents understand and support Habitat's program and model.

There is optimism about the opportunity to introduce younger families into a family-friendly community that is aging into one of Calgary's oldest demographic areas. Habitat families will also help to stabilize the local student population attending at local schools, injecting new energy into the community.



Residents immediately adjacent to the project have expressed concerns about density, parking, traffic and building height, which are common concerns about developments across Calgary. Habitat has committed to listening to community concerns and then complying with or developing under the allowable City-defined levels.

- **Density:** Habitat's project will be well under the allowable density for the proposed zoning
- **Parking:** Habitat's project will comply with the City's direction for 1.25 parking spots per unit
- **Traffic:** Habitat will comply with the City's direction regarding any potential traffic impacts
- **Building Height:** Habitat's project height will be 11 metres, well under the allowable maximum of 14 metres

With these steps, and because the project complies fully with the City's requirements and expectations for development in Silver Springs, Habitat is anticipating full community support.

Habitat's community engagement activities in support of this project have been extensive, and have included:

- **January 2017:** meeting with the Silver Springs Community Association Board
- **March 2017:** meeting with Ward One Councillor Sutherland and his staff
- **March 2017:** presentation open to all community residents at the Silver Springs Community Association
- **May 2017:** meeting with the City's planning team working on the project to understand community feedback
- **June 2017:** launch of a web page on the Habitat for Humanity Southern Alberta web site with the opportunity to provide feedback and comment
- **June 2017:** participation in a City-hosted resident engagement session at the Community Association

Additional engagement activities will take place as opportunities present through the development approval process.



every community

can welcome Habitat families

ABOUT THE SILVER CREEK COMMUNITY

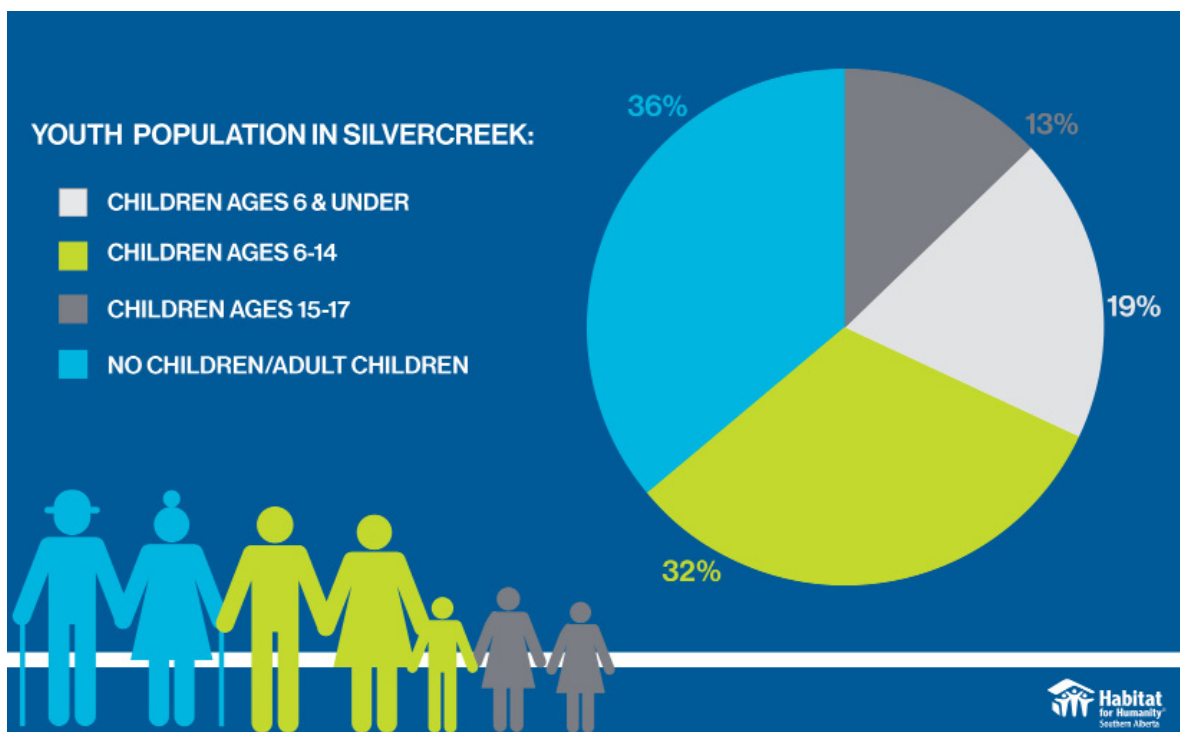
Habitat carefully selects family-friendly communities with suitable amenities to set our families up for success.

Silver Creek is located in the community of Silver Springs in NW Calgary. This established community has several facilities and resources for families in the area. The community centre has two skating rinks and an outdoor pool. The Bowmont Natural Area forms the southern border of the Silver Springs community (known as the Ravine). The community offers views of Canada Olympic Park and the Rocky Mountains!

Community schools include the Silver Springs Elementary School (Public), the W.O. Mitchell Elementary School (Public), and the St. Sylvester Elementary School (Separate). The children of homeowner families will bolster the local student population of these schools. Currently, approximately two-thirds of the students at Silver Springs' schools come from outside the community.

Calgary transit recently added a new bus route through Silver Springs, allowing for easy travel for low-income families to various services in the community. The standard eastbound and westbound routes through Silver Springs allow transit-dependent families an easy option of travelling to areas throughout NW Calgary.

Silver Creek family demographics



Project partnerships

THE CALGARY HOUSING COMPANY

Habitat for Humanity Southern Alberta is collaborating with the Calgary Housing Company to develop a family recruitment strategy. Our goal is to recruit 30 partner families currently living in subsidized housing for various Habitat builds (including Silver Creek). It is estimated that there are 800 Calgary Housing tenants that may be eligible for Habitat home ownership.

This means that the impact of this project is doubled; as partner families move out of subsidized housing, a space opens for another family in need in subsidized housing. Currently, there is a 4000-person waitlist for affordable housing in Calgary with approximately 250 new families qualifying each month.

Interestingly, the Calgary Housing Company's 2016 Annual Report indicates that 8% of tenants vacate to purchase a home. Of the approximately 25,000 housing tenants, 10,000 are children. The primary source of income of 47% of the tenants is working income.

DIVERSE FUNDING SOURCES

Habitat will raise funds for this project through support (donations, sponsorships, third-party events) from individuals, foundations, services clubs, and corporations. In addition, we are working with a diverse group of leaders from various faiths who hope to fundraise and contribute volunteer labour to various Habitat builds.

Rabbi Shaul Osadchey and Bishop Greg Kerr-Wilson lead this interfaith initiative. A portion of the funds raised from this initiative will support the Silver Creek build. The Roman Catholic Diocese of Calgary has recently committed \$200,000 to the Silver Creek project.

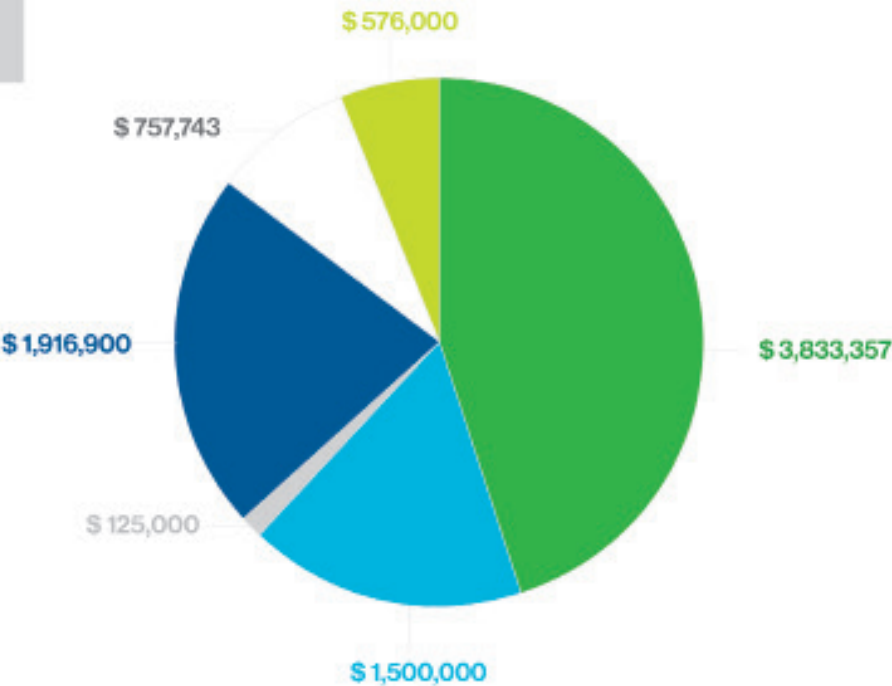


Silver Creek funding plan

OVERVIEW

project cost estimate: \$8,754,000
project cost/door: \$273, 563

- FUNDRAISING
- GOVERNMENT OF ALBERTA
- CITY OF CALGARY
- DEBT
- FUND FOR HUMANITY
- GIFT IN KIND



funding details

- FUNDRAISING:** Includes \$ 250,000 in pledges and \$ 1,150,000 in requests in progress.
- GOVERNMENT OF ALBERTA:** Agreement signed.
- CITY OF CALGARY:** Estimated.
- DEBT:** Bank approved.
- FUND FOR HUMANITY:** Funds estimated based on annual mortgage payments from Habitat homeowners.
- GIFT IN KIND:** Donations of material from local and National suppliers (estimated).





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