

**COMMUNITY LIVING**  
Upper Ottawa Valley



# Housing Partnerships

**Chris Grayson, Executive Director**  
**Community Living Upper Ottawa Valley**

**Community Living**  
Upper Ottawa Valley  
Inspiring Possibilities



# CLUOV History/Facts

**CLUOV's Board of Directors made a commitment to not support more than four unrelated people to share their living space in the early 90's**

- Step in the right direction to move more individualized residential support options
- Closed all group living sites and segregated workshops
- Reopened three (3) to assist in the closure of provincial facilities/urgent response

## Our Principles

- “CLUOV does not support segregated initiatives and activities and ensures our focus is on individualization and inclusivity”
- “A high profile for the organization is important to its work”

# CLUOV Board Support & Vision

## **2015 Strategic Plan commitment to reduce ownership of properties, providing support instead of community housing stock**

- “Create more affordable housing and provide support to community partners that address these needs”
- “Decrease the amount of housing stock and ownership by the organization and move towards developing housing partnerships with local entrepreneurs, municipalities and the County of Renfrew”

## **Develop a strategy to assist the organization to respond to both the capital costs and the need to potentially realign and reduce property ownership due to:**

- Aging infrastructure
- Changing needs of the people supported
- Our commitment and philosophy of individualized supports, and
- Partnerships with existing property owners

# CLUOV Board Support & Vision

- *“Create more affordable housing and provide support to community partners that address these needs”*
- *“We will **not support segregated initiatives** and will focus on individualization and inclusivity”*
- *“Decrease the amount of housing stock and ownership and move towards developing housing partnerships with local and regional organizations”*
- *“Our goal is to **‘shift the culture of the community’**”*



*Together is better!*



*We are all ambassadors  
for an inclusive community*

2015 - 2018

CLUOV's Strategic Plan

## Strategic Plan & Accreditation



*“[In order to continue] the movement away from institutions, things have to keep progressing for people to live as independently as possible, and that’s what I’ve seen done by Community Living Upper Ottawa Valley. They really are a model to many other organizations across Ontario.”*

*- **Minister Helena Jaczek**, (Former Minister of Community and Social Services), October 12, 2017*



# What Do We Do That's....?



\$7.6 million in **REPAIRS**



\$6 million in **SUPPORTS** to people

- **2017 East Region**

"Brilliant and utterly convincing." —Malcolm Gladwell

# THE *Opposable* MIND

How Successful Leaders Win Through  
Integrative Thinking



ROGER MARTIN

HARVARD BUSINESS SCHOOL PRESS

AGENCIES ↔ FAMILIES



# Play in Other People's Sandboxes!



# Housing Symposium



## Innovative Housing Symposium



**OCTOBER 30, 2014**

**9:00am — 4:00pm**

**This Event is not  
to be Missed**



### Building for Success

Collaboration and Partnering  
to create Innovative Housing Options in the Ottawa Valley

*Travelodge 900 Pembroke St. E.  
Pembroke, ON*

#### Guest Presenters

**Chris Grayson, Executive Director Community Living Upper Ottawa Valley**  
**Darlene Cook, CEO Peterborough Housing Corp**  
**Greg Bechard, Executive Director Elmira District Community Living**  
**Jack Gillan, CEO Community Living Peterborough**  
**Vivian Chih, Corporate Representative Canada Mortgage & Housing**  
**Roger Gervais, Coordinator Ottawa Visitability Task Force**



# Our Community Partnerships



*(Chris Grayson and Ashraf Arif, Synercapital)*



# Process of Engagement

## Public image shaping our vision through:

- Social media
- Newspapers
- Radio ads

“As a landlord, it can be difficult to find responsible tenants who will care for your rental property as if it were their own. For individuals with an intellectual disability, independent living can sometimes be a barrier. We have been partners with Community Living to provide safe and clean rental options to clients. In return, we have the responsible tenants that help keep our units well cared for.

We encourage other landlords to partner with Community Living too as a way to provide a positive service, and secure really great tenants!” – Stephanie Waito, Waito Properties

## Community Partners

Helping us further inclusion in your town



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[www.iamcommunityliving.com](http://www.iamcommunityliving.com)

Proud to support inclusion in your community for more than 50 years.

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Upper Ottawa Valley

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# Process of Engagement

## Meeting new partners!

- Ashraf Arif, Synercapital
- Tom Kobelecki
- John Moreau
- Petawawa Housing Corporation
- Jeff Johnson Designs
- Key politicians



*Inspiring Possibilities!*

# Our Community Partnerships



***Petawawa Housing  
Corporation***

*Age-friendly  
community plan*





## Our Community Partnerships – Petawawa Housing Corporation






# Building Relationships & Intentional Neighbours

## Meeting new partners!

- Annual 2018 CLUOV Box of Possibilities: proceeds towards Seniors Housing Project
- Potential surplus of staff as home closes





A wooden sandbox is set on a green lawn. On top of the sandbox is a wooden planter box filled with a variety of petunias in shades of purple, white, and pink. Inside the sandbox, there is a red plastic bucket and a yellow plastic shovel. The background consists of lush green foliage.

**WHAT WILL YOU  
BRING TO THE SANDBOX?**



# Residential Homes: SELLING!



# Residential Homes: KEEPING!





“Be Disrupters of the Status Quo!”

- Nick Foley (founder of ‘Celebrate the Hero’ and ‘Move for Inclusion’)



# Building an Inclusive Community Housing Plan

## **Our Action Plan:**

- Our focus is to approach housing with partners
- Submit housing proposals in cooperation with like-minded players
- Move from traditional group living models to person-centered and community-based opportunities

## **Proceeds of Sale will Go Towards:**

- Transitional supports for up to 14 people
- Develop a relationship with Pembroke/Petawawa District Community Foundation to assist individuals to offset rental subsidies
- Create Housing Support Funds accessible to those participating in the transition

# Employment and Modernization Fund (EMF)

Supporting projects that promote greater inclusion and independence for people with disabilities.



# What Landlords Currently Deal With...

## With Us:

- Guaranteed 0% loss to turnover
- Repairs after tenant exists
- First call with major apartment manager for vacancies

# That's Good Business!

# Shared Learning & Recommendations

- Sale of property – processed assets to Pembroke/Petawawa District Community Foundation
- Year-after-year revenue used to offset rent or assist in setup through Housing Support Fund
- Community campaign (i.e. benefactor Housing Support Fund)
- Corporate payroll campaign with United Way or independent organization
- Maintain housing marketing
- New partners and new potential



# The Big Picture

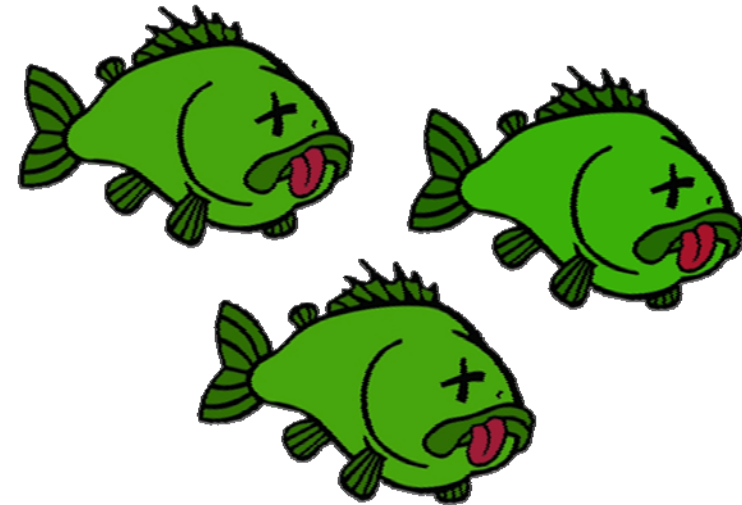
- County commitment 5% of all future RFP
- Rent subsidies (\$15-20K available)
- Business relationship established with entrepreneurs
- 1<sup>st</sup> on-call list for vacancies
- Positive image of tenants with disabilities
- Seek our input into design, features and accessibility
- Kinsman Court dedicated space where vacancies are affordable
- Design in builder's portfolios - <http://visitablehousingcanada.com>
- We are now a **“go to”** vs. a second thought



# Only Dead Fish Swim with the Current



Are we creating a  
downstream impact?



# Thank You!



**Chris Grayson**  
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