



CANADA MORTGAGE AND HOUSING CORPORATION

PROJECT PROFILE

Eastern Gate Manor

St. John's, Newfoundland
and Labrador



A thriving church met the challenge of creating affordable housing for seniors by contributing some of its own land and using assistance provided by the Affordable Housing Initiative (AHI).

The Affordable Housing Solution

St. John's First Assembly received Seed Funding from CMHC in 2006 to explore the need and demand for affordable housing and to do a feasibility study for providing seniors' housing. When the study indicated the probability of success, St. John's First Assembly decided to donate part of the site where its church

Highlights

A church group contributed land and received government funding to build housing for seniors in the heart of St. John's, Newfoundland and Labrador

Client group: Seniors (50+)

Developer: St. John's First Assembly Pentecostal Church, Inc.

Number of units: 12

Tenure: Rental

Who was involved? St. John's First Assembly, CMHC, Government of Canada, Government of Newfoundland and Labrador

is located and apply for funding through the Affordable Housing Initiative.

The 12 units of housing for seniors, which opened in May 2009, are part of the Assembly's long-term vision for creating more housing. The units are approximately 75 m² (800 sq. ft.) each. Two are designed for people with physical disabilities.

The project's capital cost is \$1,775,000, which includes the Assembly's

contribution of the land, valued at \$291,000.00. The assistance from the Affordable Housing Initiative is \$1.2 million, with the remaining cost being covered by a mortgage of \$275,000.

The Affordable Housing Initiative assistance is in the form of a forgivable second mortgage, which carries no principal or interest payments and which is written off in equal monthly amounts over 25 years. In return for this

assistance, Eastern Gate Manor must continue to provide affordable housing. Rents are an affordable \$540 per month, plus utilities, which is below the average rent for St. John's as determined by CMHC market data. Tenant household income must be no higher than \$27,000 annually.

CMHC Contact

Glenn Furlong, 709-772-4949, gfurlong@cmhc-schl.gc.ca
or another representative of CMHC's Affordable Housing Centre
http://www.cmhc.ca/en/corp/cous/cous_023.cfm

Additional Information

Success Story

http://www.cmhc-schl.gc.ca/en/inpr/afhoce/sust/sust_041.cfm