



CANADA MORTGAGE AND HOUSING CORPORATION

# PROJECT PROFILE

## Flanders Court

Moncton, New Brunswick

The John Howard Society of Southeastern New Brunswick estimates that about 1,000 men are homeless in the city of Moncton. While there are many shelters and rooming houses for men, the Society believed there was a need to provide housing with support services that would help men transition from living on the street to more stable housing.

“We observed that people who are returning to the community from hospital or prison are more likely to fail if they do not have strong support and strong stable housing to come back to,” said Joanne Murray, executive director of the John Howard Society of Southeastern New Brunswick. “We wanted to be able to offer them a home where they could work on personal goals—and achieve them.”

### Highlights

Flanders Court provides safe, supportive and affordable transitional housing for men who are homeless or do not have access to appropriate housing.

**Client group:** Men aged 18 to 55 who are homeless or at risk of homelessness

**Developer:** John Howard Society of Southeastern New Brunswick

**Number of units:** 10

**Tenure:** Rental

**Who was involved?** Government of Canada, CMHC, Government of New Brunswick, Newco Construction Ltd.

### The Affordable Housing Solution

Flanders Court opened in 2010 and is the only transitional home in Moncton for men aged 18 to 55 who are homeless or do not have access to safe and appropriate housing. The 1,000-square-metre (11,000-square-foot) building consists of 10 one-bedroom units, two of which

are accessible and all of which are fully furnished. The units have high ceilings and large windows that give a feeling of space and lots of light. There are laundry facilities on site and access to a common kitchen. Residents pay 30 per cent of their income toward rent. They are encouraged to think about where they

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want to be in two years, and the Society helps them make a realistic plan to reach that goal.

The Society's offices occupy about 325 square metres (3,500 square feet) along with three classrooms for programming that targets the issues that are at the root of the ongoing challenges residents face. Programming covers everything from dealing with addictions, anger, anti-social beliefs and attitudes, to leisure-time activities to budgeting.

In the early stages of development, the Society received CMHC Seed Funding to help with some of the start-up costs of preparing its housing proposal. The Society also used CMHC online resources to help the project gain community acceptance and prepare for any negative reaction. "With the CMHC research, one of the things we were able to show is that property values do not go down with affordable housing. As a result, we experienced just about zero NIMBY," said Murray.

#### CMHC Contact

Contact a representative of CMHC's Affordable Housing Centre  
[www.cmhc.ca/contactahc](http://www.cmhc.ca/contactahc)

#### Additional Information

John Howard Society of Southeastern New Brunswick  
<http://www.johnhowardsenb.com/>

CMHC's housing development fact sheet: *Generating Community Support*  
[http://cmhc.ca/en/inpr/afhoce/tore/lere/upload/EN\\_GCS\\_facsheets\\_Oct27\\_09-w.pdf](http://cmhc.ca/en/inpr/afhoce/tore/lere/upload/EN_GCS_facsheets_Oct27_09-w.pdf)

Flanders Court also received \$1.2 million in assistance from CMHC and the Government of New Brunswick through the Canada–New Brunswick Affordable Housing Program. The contractor, Newco Construction, provided a cash donation of \$10,000 to the project.

To help make the operating costs of the building more affordable, a geothermal heating and cooling system was installed, along with the energy-efficient, low-flow toilets and ENERGY STAR® appliances. The energy-saving design won Flanders Court a provincial energy award and has saved the Society 50 per cent on its energy costs in the first year of operation.

"Initially we were told that no one does geothermal because it was so expensive, but when I learned how much it costs to heat a large building, I knew we would have to fundraise every year just to pay our heating bills," said Murray. "Our research showed that geothermal was the way to go. It was a big upfront investment, but we estimate it will pay itself back in five to seven years."