

## **Grey Bruce Community Development Corporation (CDC) for Local Housing**

### Definitions of Key Concepts

#### **Approaches to Affordable Housing**

Affordable housing can be built anew and/or acquired and preserved in perpetuity. These are two different but complementary approaches, and both equally important. Not-for-profit organizations, municipal service providers, and community organizations are typically those who take on the role of affordable housing developer. There are some promising public-private-partnerships out there as well. Acquisition of affordable housing focuses on the protection and preservation of existing housing from re-development, renovations following the sale of local housing assets.

#### **Community Bonds**

Community bonds are a social finance tool that allows individuals and organizations to invest directly in local, community-focused projects like affordable housing. Similar to a traditional bond, they are an interest-bearing loan from an investor to an organization, with a set rate of return and a fixed term. This method provides capital to charities, non-profits, and co-operatives while enabling investors to support social good in their community. The CDC will open community bond draws to raise capital for affordable housing, allowing people in Grey Bruce to invest locally for a return and community impact.

#### **Community Development Corporation**

Community Development Corporations (CDCs) are not-for-profit organizations embedded in a local or regional geography, with a specific emphasis on community betterment projects. These organizations, governed with oversight from a board of directors, have hired staff tasked with fulfilling the mandate.

Mandates will vary from CDC to CDC but typically involve the provision of services and programs, often focusing on economic development, social services, and infrastructure. In this case we are discussing a focus on housing, but this can grow and evolve to include other community betterment projects. The primary emphasis of a Community Development Organization and its operating principles varies and is defined by the board of directors and through community engagement.

#### **Community Foundation**

A community foundation is a public charity that pools donations from many individuals, families, and businesses to fund local needs in a specific geographic area. They operate as a long-term, sustainable model for local philanthropy by investing donated capital to create an endowment, using the investment gains to make grants to support local nonprofits and address community challenges. This model combines permanent funds with donor-advised funds to support both immediate and long-term needs.

#### **Community Wealth Building**

Community wealth building means doing community economic development in a way that is sustainable and permanently keeps resources within the community through enterprises that are local, democratic, and inclusive. The CDC will be a mechanism towards retention of profits and equity generated by housing in Grey Bruce, to remain in Grey Bruce.

### **Housing Affordability**

Housing affordability can be defined in a number of ways. Typically we look at income-based definitions and market-based definitions.

- income (ex: percent of a family's gross household income)
- local or regional housing market (ex: percent of median market rent or average purchase price)

### **Housing Needs – Housing Continuum**

Housing needs are different from housing affordability, and are based on the current life situation of the individuals (ex: unhoused, disabled, retired) and the types of housing they need to accommodate their lives (ex: family size, health challenges, disabilities). The housing continuum is an attempt to communicate the full spectrum of housing needs that face most communities—from emergency shelters for those experiencing homelessness, to stable homeownership, and everything in between.

The CDC will adopt an approach that recognizes all types of housing and housing need. There is no single built form, or program that can solve the housing needs of a community. It requires an array of housing options that provide opportunities for residents - opportunities to seek immediate shelter, to improve individual accommodations, to grow families, to downsize, to move from town to town, and to live a stable life.

### **Social Impact Investing**

Community Foundations are engaging in social impact investing as an investment strategy that aims to generate positive, measurable social or environmental impact alongside a financial return. It provides capital to organizations and funds that address pressing challenges in sectors such as renewable energy, affordable housing, healthcare, education, and microfinance. Community Foundation Grey Bruce has been investing locally through social impact investing since 2023.

### **Social Innovation and Social Finance**

Social innovation refers to new ideas, which, when adopted, improve a community's wellbeing. Social finance is the practice of making investments intended to create social or environmental impact in addition to financial returns.

### **Taking Action on Vital Signs**

CFGB has a long history in Vital Signs reporting. This is the measurement of well-being and quality of life in the Grey Bruce region using indicators like employment, health, environment, living standards, education, and community connections. The CDC is an outgrowth of existing Vital Signs work, taking action on what has come to be understood as an underlying pillar of community well-being: housing. Housing touches on all aspects of community and individual well-being. Access to a stable, healthy place to call home helps us all to improve our lives.

### **Whole Community Approach to Housing**

The Whole Community Approach to Housing is a collaborative and integrated strategy that engages all sectors of a community—including government, non-profits, private developers, and residents—to address housing needs across the entire housing continuum. This approach emphasizes that housing is a shared responsibility and aims to create a system that is accessible, equitable, and sustainable for all residents.