

New Commons Development (NCD) is a **non-profit developer of affordable housing and community assets**. We work in partnership with co-ops, non-profits, faith-based groups and municipalities, to develop new assets and reposition existing assets. Working with our partners, we implement innovative housing solutions, build local capacity and strengthen partner organizations' portfolios. NCD provides development management services including: project design and approvals, capital and operating budgets, delivery of project financing and construction.

NCD's partnership approach is unique:

- ✓ **Values driven partner** - NCD projects are focused on impact, including affordability and community-based ownership
- ✓ **At-risk partner** - NCD has a pool of working capital it can put at risk in the early stages of a project
- ✓ **Capacity building partner** - a core part of NCD's mission is to build the capacity of its community partners

Our community-driven approach to real estate development

allows us to help our partners realize their goals, revitalize their communities and hold onto their assets for the long-term. We do this by bringing real estate development and financial expertise to each project.

Selected Projects

WoodGreen Community Services

Toronto, ON

Five-storey building with 35 one-bedroom units of affordable rental housing for seniors, a parent-child resource centre and a community gathering space.



- **Gross Buildable Area:** 26,340 ft²
- **Type:** Mixed-use
- **Target:** Seniors
- **Units:** 71 (35 new)
- **Storeys:** 5
- **Project Cost:** \$16.3 MM
- **Level of Affordability:** 71% of MMR

Community Land Trust (CLT)

Vancouver, BC

Six-storey modular construction and Passive House certified building with 102 new units of co-operative housing for families and workforce.



- **Gross Buildable Area:** 90,924 ft²
- **Type:** Residential
- **Target:** Family/Workforce
- **Units:** 102
- **Storeys:** 6
- **Project Cost:** \$53 MM
- **Level of Affordability:** 74% of MMR

St. Hilda's Towers Inc.

Toronto, ON

Two 16-storey towers that will be modernized and retrofitted to provide 311 units of affordable housing for seniors.



- **Gross Buildable Area:** 213,321 ft²
- **Type:** Residential
- **Target:** Seniors
- **Units:** 311
- **Storeys:** 16 storeys in each tower
- **Project Cost:** \$63 MM
- **Level of Affordability:** 79% of MMR

Sunshine Coast Affordable Housing Society

Gibsons, BC

Four-storey buildings on a 3.85 acre parcel of town-owned land with 40 new units for families and workforce.



- **Gross Buildable Area:** 42,632 ft²
- **Type:** Residential
- **Target:** Family/Workforce
- **Units:** 40
- **Storeys:** 4
- **Project Cost:** \$14 MM
- **Level of Affordability:** 80% of MMR

Why Work With Us?

	Capital At Risk	Retain Community Ownership	Increase Community Capacity
Private Developer	●	○	○
Development Consultant	○	◐	◐
 NEW COMMONS DEVELOPMENT	●	●	●

Strong & Aligned Partner

Financial Participation

- “Skin-in-the-game” increases alignment and timeliness in achieving project completion
- Access to new sources of at-risk and patient capital

Expertise

- Real estate development, community investment and fund management expertise
- Understanding of non-profits and co-ops
- Track record in collaborative project development

Values Alignment

- Non-profit development company formed by a registered charity
- Creation of long-term affordable housing and community-owned assets

Shared Outcomes

- Able to assist community partners in realizing their project vision
- Not seeking to be a long-term operator or asset owner
- Seeking to build broader sector capacity

Team



Abigail Moriah
Sr. Development Manager



Aida Kudic
Development Manager



Geoffrey McGrath
Sr. Development Manager



Hadley Nelles
Director



Joe Chipman
Development Analyst



Nadia Hill
Sr. Development Manager



Olwen Bennett
Development Analyst



Matt Putra
VP Finance



Lauren Giroday
Sr. Finance Manager



Carla Pellegrini
Sr. Operations Manager



Andy Broderick
Managing Partner



Derek Ballantyne
Managing Partner



Garth Davis
Managing Partner

Sponsors



Contact

info@newcommons.ca | Vancouver: 304-134 AbbottSt., V6B 2K4 | Toronto: 400-119 Spadina Ave., M5V 2L1

New Commons Development is part of the New Market Funds (NMF) platform. NMF manages the NMF Rental Housing Fund, New Commons Development, the Community Forward Fund and the Canadian Co-operative Investment Fund. This document does not constitute an offer to sell or a solicitation of an offer to buy securities as to any person in any jurisdiction in which it is unlawful to make such an offer or solicitation. This document is not a prospectus or an advertisement, and the offering is not being made to the public.