



HELPING YOU REACH HOME

AFFORDABLE HOUSING PARTNERSHIPS THAT BUILD COMMUNITY

ALL-TOGETHER-SPRINGALE



PARTNERSHIPS

1. Partnerships that create affordable housing
2. Partnerships that support vulnerable communities

ABOUT US

ALL-TOGETHER HOUSING is a not-for-profit housing company and registered charity. We own a five unit affordable housing project (Belleville), we are co-owner of a 32 unit project in Belleville and 15 unit project in Marmora and we are the lead agency for the Quinte Community and Housing First Partnership

SPRINGALE DEVELOPMENT INC is a private affordable housing developer with housing projects in Belleville, Marmora, Bancroft, and Prince Edward County.



JOINT VENTURE PARTNERSHIP

FORMAL AGREEMENT

We have a legally binding Agreement

Our Partnership is featured on the website of Canada's National Housing Strategy.



SCOPE OF AGREEMENT

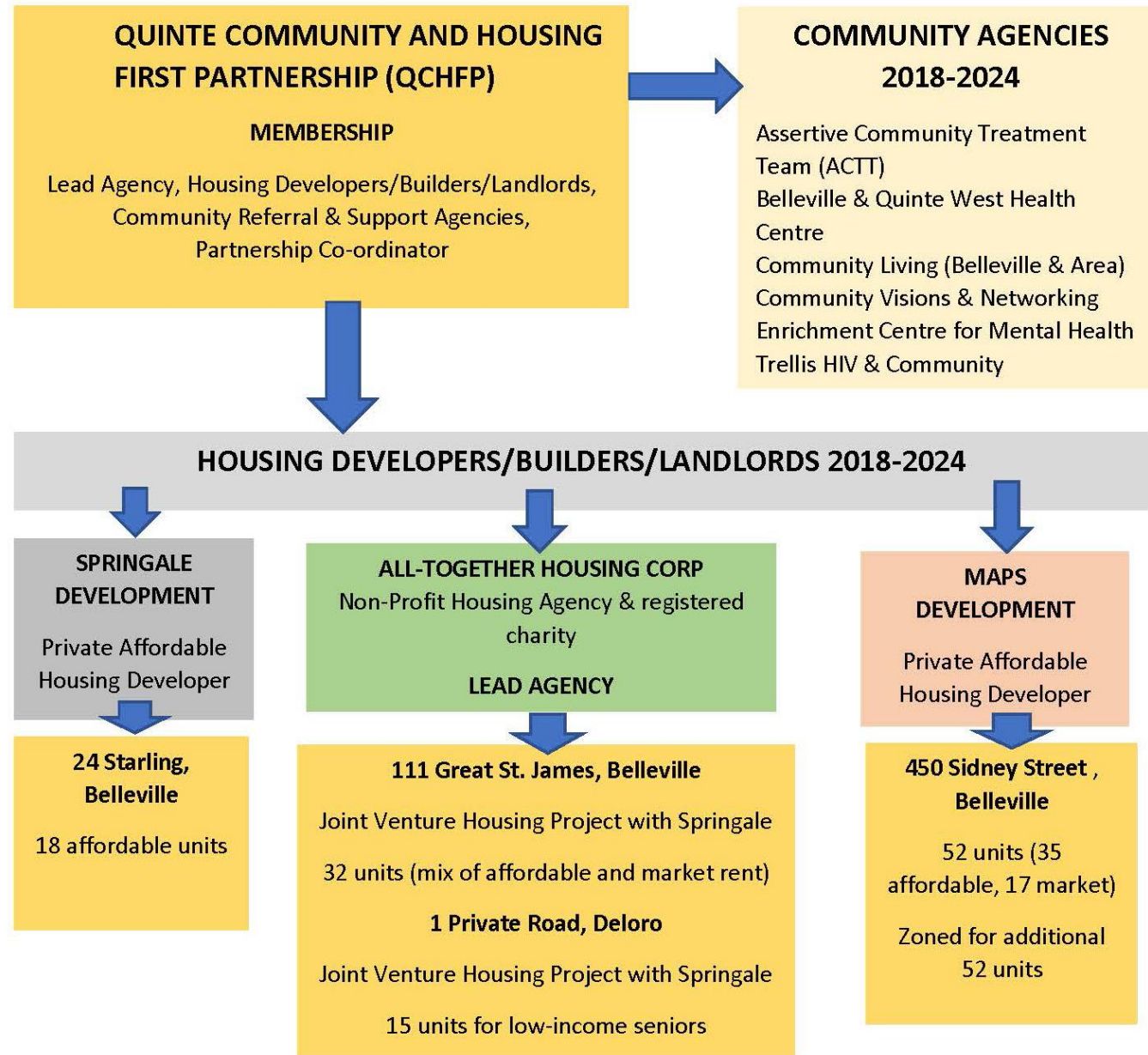
Management of the Agreement
General Operating Principles
Accounting Records
Financing of the Venture
Buy-Sell Clause
Sale Provisions
Property Management
Other Rights and Obligations



QUINTE COMMUNITY AND HOUSING FIRST PARTNERSHIP

GOALS OF THE PARTNERSHIP

1. Ensure that appropriate clients are referred to the buildings.
2. Ensure that tenants have the support they need to maintain successful tenancy
3. Ensure that early identification of individual tenant needs leads to i) a reduction in social isolation, ii) opportunities for assuming leadership roles and iii) greater involvement in the decisions that affect tenants within their 'home' and community.
4. Create more affordable supportive housing



LOCATIONS

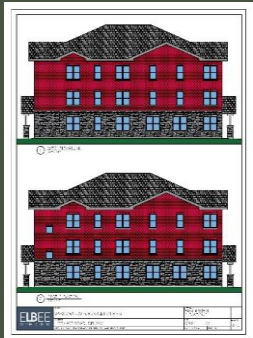
SIDNEY PLACE



GREAT ST. JAMES PLACE



MARMORA PLACE



24 STARLING



ROLES AND RESPONSIBILITIES

LEAD AGENCY – ALL-TOGETHER HOUSING

1. Provides leadership and motivation to the Partnership toward meeting the goals set out in the Partnership Agreement.
2. Acts as employer for the Partnership Co-ordinator responsible for supervision, evaluation, training opportunities and payroll.

PARTNERSHIP CO-ORDINATOR

1. Fosters positive collaborative relations among all parties to the Partnership
2. Provides leadership to identify subjects which require clear written policies; arrange collaboration of Partners to ensure such policies are developed and implemented.

FULL WRITTEN AGREEMENT

<https://alltogetherhousing.ca/pageqc>



GREAT SAINT JAMES PLACE

32 Units – mix of affordable (17) and market rent (15) units
Energy and Accessibility Features exceed Building Code
Affordable Rents 20-30% below CMHC Average Market Rent
Rents include Heat and A/C
Funding from Federal Co-Investment Fund, Ontario
Investment in Affordable Housing, Parrott Foundation and
private donors



A MIX OF UNIT TYPES

STUDIO, 1-BEDROOM, 2 & 3BEDROOM

12/01/2023



SPECIAL FEATURES



ACCESSIBILITY



COMMON SPACE

10 Fully Accessible units

22 Visitable units

Full sized elevator

Wide hallways and doors

Turning space at the end and middle of each hallway

Accessible common room

Universal washroom

Accessible Laundry room

Wide doorway into Garbage room, Meeting room and Office

KITCHEN

Lower counter tops 34" vs standard 36" . Open space under the counter, sink and cooktop. Wall mounted oven. Accessible outlets. Accessible lever faucet. Raised toe kick space
Accessible appliances

BATHROOM

Large turning radius. Transfer space beside toilet. Transfer space beside shower. Shower with low threshold and seat. Accessible shower controls and handheld shower head. Space under the sink
Accessible lever faucet Grab bars by the toilet and in the shower

UNDER ONE ROOF

QUINTE COMMUNITY & HOUSING FIRST PARTNERSHIP

Main Program of
Support for Affordable
Units

INTENSIVE SUPPORTIVE INDEPENDENT LIVING

4 units leased and
supported by
Community Visions and
Networking

TRANSITIONAL HOUSING PROGRAM

Long term lease with
Enrichment Centre for
Mental Health to run its
transitional housing
program

NEWCOMERS AND INTERNATIONAL STUDENTS

3 market rent units
leased by All-Together
Housing and Belleville
International to support
newcomers and
international students





THANK YOU

Presenters:

Bob Cottrell, President, All-Together Affordable Housing Corporation

Email: alltogether.housing@gmail.com

Phil Spry, President, Springale Development Inc

Email: spryz2003@yahoo.ca