

ATTAINABLE COMMUNITY HOUSING

by Descon Team



SPECIALIZE: Implementing Attainable Housing



Typical Barriers to Implementing Attainable Housing

- ✦ No Access to Capital or Seed Funding
- ✦ Local Non-Profit Board's Low Capacity to Navigate through Development Process
- ✦ Unable to Clearly Identify Community Needs
- ✦ Limited Staff Resources at the Municipal Level
- ✦ Not Enough Federal / Provincial Government Support

Key Housing Program Features:



FINANCING
SOLUTION



HOUSING NEEDS
ANALYSIS



FIXED PROJECT
PRICING



TURN-KEY
APPROACH



Key Housing Program Features:

FINANCIAL SOLUTIONS

- No Cash Required
- 100% Capital Financed
- Initiative, Sustainable & Viable
- No Financial Impact to Municipal ARL



**Key
Housing
Program
Features:**

HOUSING NEEDS ANALYSIS

- Comprehensive Demographic Research
- Valuable Community Input
- Detailed Housing Needs Report



Key Housing Program Features:

FIXED PROJECT PRICING

- Fixed Price CCDC Contract
- No Overruns or Change Orders
- Includes, All Soft & Hard Costs
- Engage with Local Contractors & Trades



Key Housing Program Features:

TURN-KEY APPROACH

- All Aspects of the Project Included
- Project Planning to Completion
- After Project Facility Management

Turn-key Approach

WHAT CAN YOU EXPECT:





The Descon Team

John Demeis – Team Advisor, Builder – Development

David Butler – Team Advisor, Financial Advisor

Keith Harriman – Team Advisor, Planning and Development



John Demeis

- Team Advisor
- Builder
- Developer

Mr. John Demeis

John is President and General Manager of Descon Construction, having its Head Office located in North Bay, Ontario. For over 30 years, he has successfully directed the Descon Group of Companies to become one of the more prominent Construction, Design Build and Real Estate Developers in Northern Ontario.

The Descon Group has been dedicated to excellence in property development, management and construction and has earned its reputation for excellence based on sound fiscal management, leading best practices, client-focused service delivery and a commitment to developing construction projects on time and on budget.

During the prior few years of working with the team, Descon has focused on supporting Northern Communities with the implementation of Seniors and Affordable Attainable Housing. John is acutely aware of the challenges associated with Non-Profits and Community Groups and has established creative solutions to executing these initiatives.

David Butler

- Team Advisor
- Financial Consultant

Mr. David Butler

David is an independent Financial Consultant. During the past 15 years he has worked along side many prominent General Contractor in Northern Ontario to implement many Affordable Housing Complexes across the region.

David is a cost accountant by trade and offers many financial solutions to housing groups.

He has studied Accounting, Commercial Law & Urban Planning.



Keith Harriman

- Team Advisor
- Planning and Development

Mr. Keith Harriman

Keith is the President of ***Harriman & Associates***, a planning and development firm located in Georgetown. Keith has specialized experience in project management specifically related to affordable housing initiatives.

He has been a senior Municipal Planner for over 30 years.

Keith studied Civil Engineering, Urban Geography & Municipal Law.

Planning and Housing Needs Studies by Harriman Team

- Municipality of Cobalt
- New Liskeard Non-Profit
- Parry Sound Non-Profit
- Town of Echo Bay
- Town of St. Joseph
- Municipality of Wawa
- Municipality of Chapleau
- Town of Fenelon Falls
- ICAN Sudbury
- Municipality of Huron Shores
- Sudbury Arts Council
- Greater Sudbury Housing Corporation
- Sudbury Arts Council, Sudbury Ontario
- New Liskeard Non-Profit Housing
- Parry Sound Non-Profit Housing
- Haileybury Veterans Senior Housing
- Municipality of Cobalt, Ontario
- NOAH Non-Profit Sundridge / Powassan
- Town of Mattawa
- Bonfield Senior Housing Corporation
- Township of Magnetawan
- Town of French River



Completed Housing Projects



Cochrane Seniors Housing - \$9,500,000

A 25,000 square foot, new build, 38-suite community senior's residence. Supportive Living with Food Services and a wide variety of on-site amenities. Owned and Operated by the Cochrane DSSB.

Contact: Lee-Ann St Jacques – Area Manager

Parry Sound Affordable Housing & Community Hub - \$9,125,000

A 43,000 sqft, school conversion, 45-suite community affordable residence, Commercial Space, Daycare and Community Hall. Owned and Operated by Parry Sound Non-Profit.

Marathon Transitional Housing Complex - \$11,250,000

A 32,000 square foot, new build, 36-suite community senior's residence. A variety of Independent, Assisted & Supportive Living with Food Services and a wide variety of on-site amenities. Owned and Operated by the Municipality of Marathon and the Local Hospital.

Contact: Daryl Skworchinski, COA/Clerk

New Liskeard-Haileybury Housing Complex Project Value: \$16,450,000

New Build, 60-unit Affordable Seniors Housing
Jan Edwards – GM of Non-Profit



Burks Falls Seniors Facility - \$8,200,000

A 25,000 square foot school conversion, 28 suites community senior's residence. Independent Living.

Contact: Owned & Operated by the Municipality of Burks Falls.

Mattawa Senior Housing - \$5,300,000

A 30,000 square foot conversion, 30 suites for independent living. Owned and operated by the Town of Mattawa.

Contact: Garry Thiebert, Municipal Official

Powassan Senior's Housing Complex - \$11,280,000

A 36,000 square foot, new build, 50 suites community senior's residence. Independent Living.

Contact: Owned and Operated by The Parry Sound DSSAB.

Bonfield Senior Housing Complex - \$5,400,000

A 15,000 square foot, Townhouse Style, 20 suites for independent living.

Contact: Lise Allard, GM of local Non-Profit.

**DESCON
TEAM
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