

Housing for Brampton

An affordable home ownership model that serves workers without grants or subsidies.

An untapped economic development opportunity and a Solution to Scaling Up.

HOME
FOR UNITIES

40+ years of experience developing housing

Over 90 projects and 10,000 units built



Lantana Non-Profit

1979



Options for Homes

1992



Options International

2015



Home Opportunities

2019



Toronto Sponsors to be Replicated in Waterloo Region



United Way
Greater Toronto



**THE
NEIGHBOURHOOD
GROUP**

NEIGHBOURHOODS WORKING TOGETHER



Canadian Mental
Health Association

JANE FINCH
CENTRE
Community Matters



**Circle
of Care**

Sinai Health System



Mennonite
new life
centre

Building up



North York
Community
House

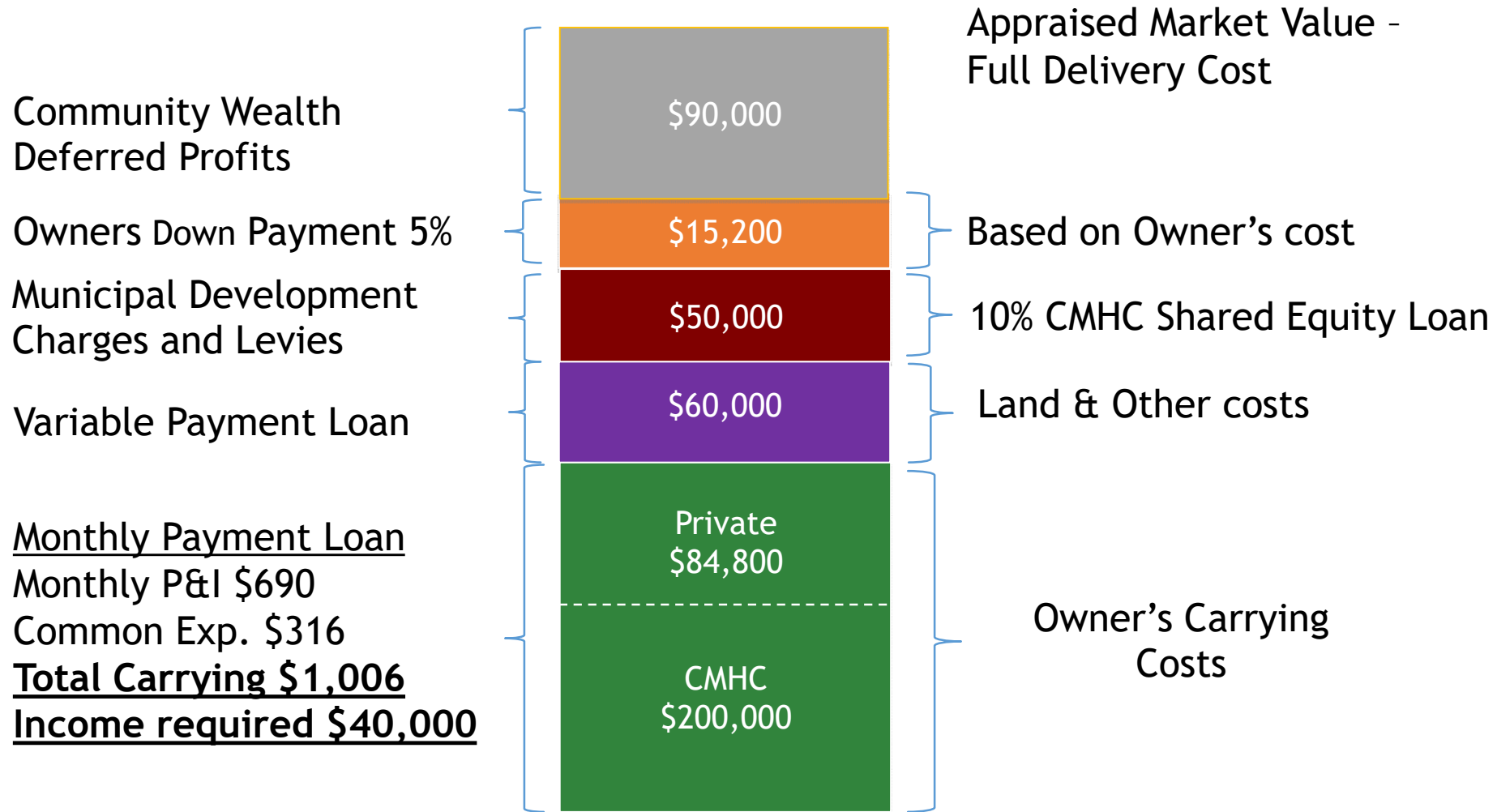
Barbra Schlifer
Commemorative Clinic
Freedom From Violence.

An affordable home ownership model that serves workers in Brampton without grants or subsidies.

Unit Type	Annual Income
One Bedroom	\$30-35,000
Two Bedroom	\$40-45,000
Three/Four Bedroom	\$50-65,000

Capable of meeting the number of new units needed in your community.

Innovative Financing (typical home)



1,100 sq. ft.
3 Bedroom

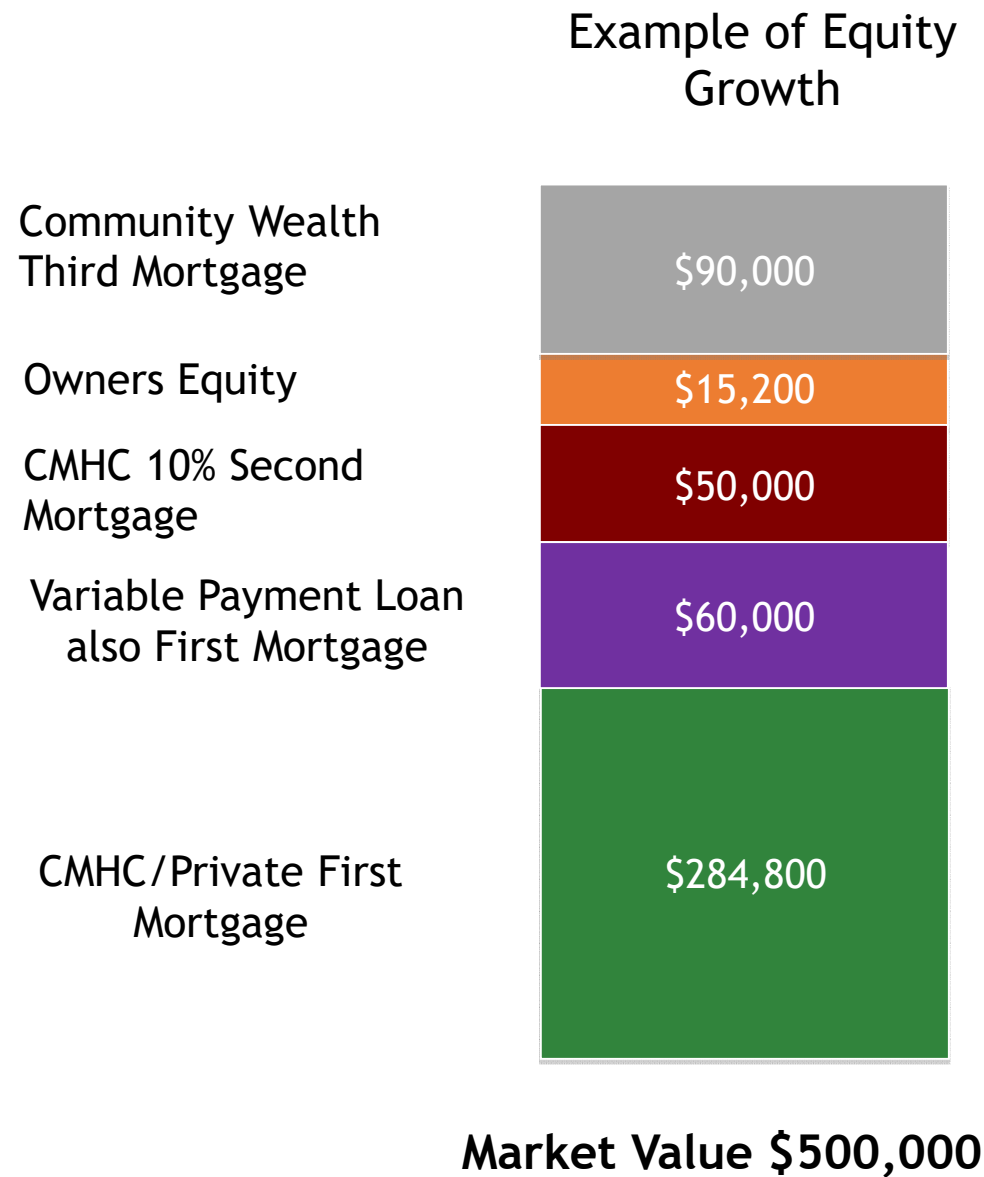
Market Value \$500,000



Our Rent (Save) to Own Program (Basic Criteria)

- Carrying cost 30-32% of gross income
- Must develop acceptable credit rating over 2 years
- Minimum initial down payment \$500
- Member of a savings program with a designated financial institution (\$100/month)
- Potential for matching funds

Innovative Financing: Generational Wealth fights Poverty

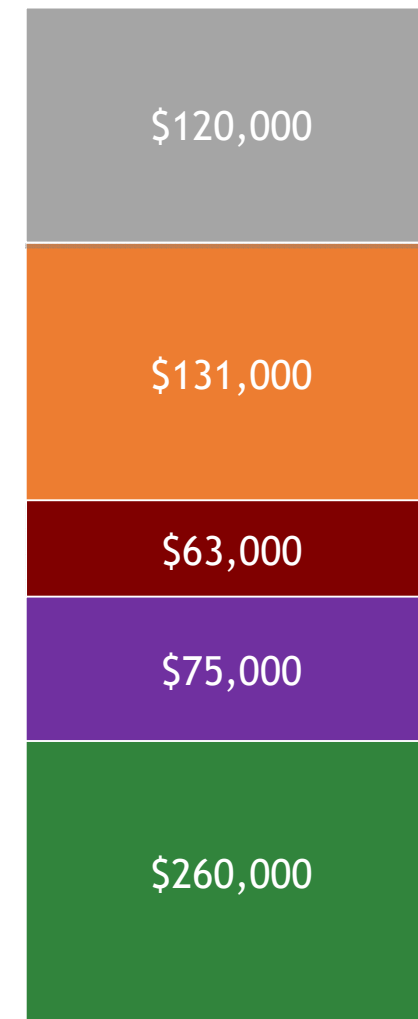


Community Wealth’s accumulated equity is leveraged and applied to future projects.

Increased security with increased home value

Once repaid the Principal becomes available to help another low income purchaser.

Example: Year 10 Growth (3% Increase)



Market Value \$649,000

Municipalities have the tools

Land

- Access to land at fair market value but paid when construction starts

Internal support

- Fast tracking municipal approvals
- **Deferral of approval fees until construction start**
- **Loan/deferral of property taxes on 30% of the units for low-income purchasers**

Loan support

- Sufficient municipal support to obtain Infrastructure Ontario loan
- Written support for application to CMHC Co-investment fund
- **Deferral of development charge payment until condominium closings**

Support

- Access to employers in need and Municipal Housing waiting list

Opportunities to Participate

- Launch ceremony and regular municipal updates
- Promotion to local media
- Venue for programming and sales presentations

Image by Kristopher Stevens, Winslow Cohousing, Port Townsend, WA - 2018





The economic development opportunity

- 1.5 direct jobs per unit built, 1.5 ancillary jobs
- Potential for the establishment of local modular plants
- An incentive to attract industries to the region
- A housing solution that has minimal impact on taxpayers
- The positive benefits from increasing the percentage of owners in the community
- Greater employment stability and productivity
- Ability to live closer to work

Image by Kristopher Stevens, Portland, OR - 2019

Thank you for your time.

Questions/Comments?



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