



Brampton, Caledon,  
Durham Region, Toronto  
& York Region



# HABITAT FOR HUMANITY (GTA & HALTON – MISSISSAUGA – DUFFERIN) AND REGION OF PEEL AND THE CITY OF BRAMPTON

June 2022





# OUR ASK

Habitat for Humanity GTA and Halton – Mississauga – Dufferin help lower and modest income families move into adequate housing and build strength, stability and self-reliance through affordable homeownership.

We want to help advance the Peel Region and Brampton Housing Strategies through the homes we deliver with volunteers, our partnerships with Black North Initiative, and our strong private sector partnerships.

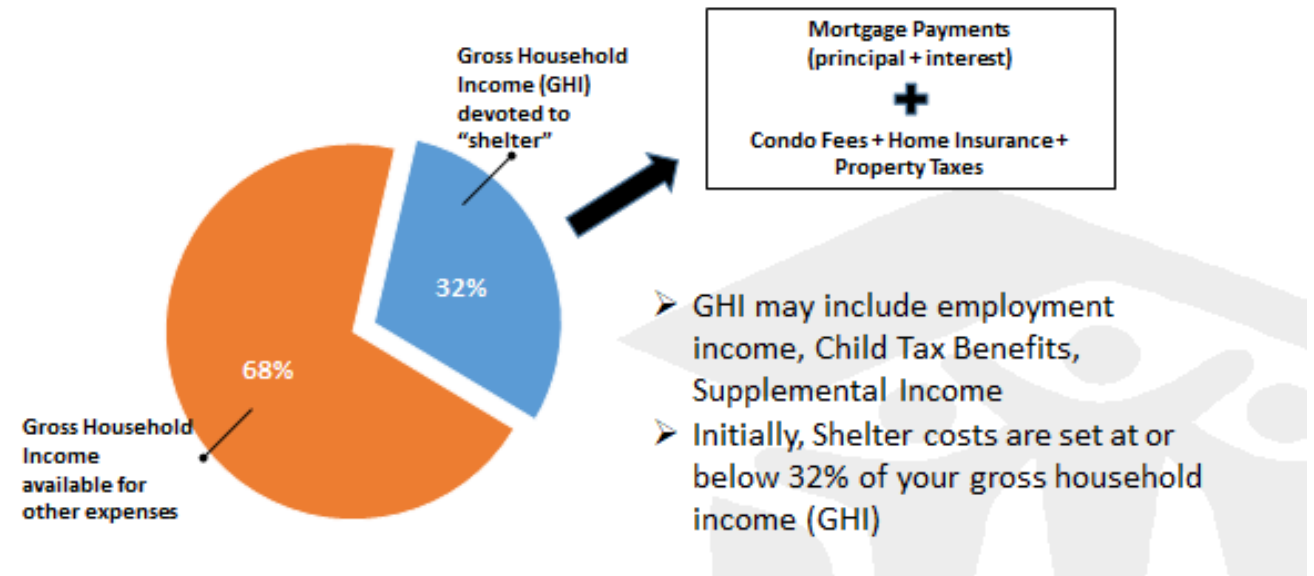


**We are asking for a grant-in-lieu of DC's, fees and charges, in order to provide affordable home ownership in perpetuity.**

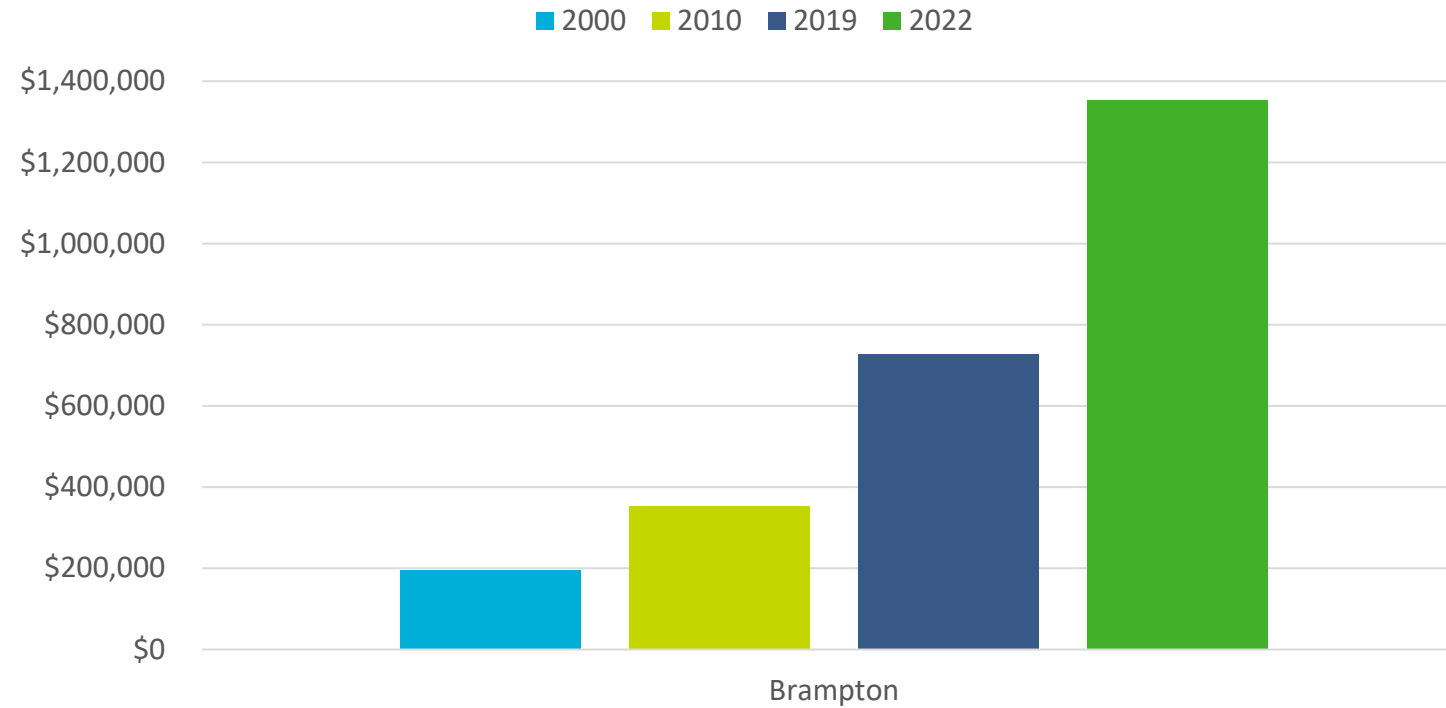
# HABITAT FOR HUMANITY GTA MODEL

- > With rising costs of construction, DC's, HST, and interest rates, the overall cost of a unit increases
- > The higher the cost of the unit, the higher the income bracket for the families needs to be and that limits who Habitat GTA can help and our reach.
- > No revenue generated from HFH affordable ownership units unlike affordable rental units which must have a min. DCR of 1.1.

## Habitat GTA Income Formula



# Average Home Prices in Brampton



## Percent Increase

**2010 - 2022**      **284%**

**2019 - 2022**      **86%**

Average Home Price: GTA Region - TRREB - <https://trreb.ca/files/market-stats/market-watch/historic.pdf>

# BRAMPTON DC'S AND FEES



DC Rate per unit = **\$31,338.10**

DC total for 25 William Street =  
**\$376,057.20**

DC Total for 1524 Countryside Dr =  
**\$470,071.50**



Parkland Dedication Rate  
25 William Street – TBD  
1524 Countryside Dr. – TBD



OPA/ZBA Application Fees  
25 William Street – \$23,708.00  
1524 Countryside Dr. – \$34,950.00

## DC Rates Effective Feb 1, 2022 - Residential

RESIDENTIAL USES	Single Family & Semi-Detached	Row (Townhouse)	Apartment Dwellings > 750 sq.ft.
CITY OF BRAMPTON	\$43,739.88	\$32,426.07	\$26,296.71 **
REGION OF PEEL			
• Hard Services	\$61,655.10	\$48,831.08	
• Soft Services	\$6,640.46	\$5,259.31	
REGION TOTAL	\$68,295.56	\$54,090.39	\$49,539.50
GO TRANSIT	\$657.09	\$657.09	\$469.39
EDUCATION DEVELOPMENT CHARGES			
• Peel District School Board <sup>3</sup>	\$3,476.00	\$3,476.00	\$3,476.00
• Dufferin-Peel Catholic District School Board <sup>3</sup>	\$1,096.00	\$1,096.00	\$1,096.00
GRAND TOTAL	\$117,264.53	\$91,745.55	\$80,877.60
GRAND TOTAL [without Region Hard Services]	\$55,609.43	\$42,914.47	

\*City of Brampton Current Development Charges

# PEEL DC'S AND FEES



DC Rate per unit = **\$48,114.77**

DC total for 25 William Street =  
**\$577,377.24**

DC Total for 1524 Countryside Dr =  
**\$721,721.55**

REGION OF PEEL (CITY OF BRAMPTON, CITY OF MISSISSAUGA) RESIDENTIAL DEVELOPMENT CHARGE RATES (\$ PER DWELLING UNIT)				
PROGRAM	SINGLE & SEMI- DETACHED	APARTMENT (>750 sf)	SMALL UNIT (≤750 sf)	OTHER RESIDENTIAL
WATER SUPPLY	22,384.95	16,237.35	8,587.47	17,728.97
WASTEWATER	23,378.98	16,958.38	8,968.80	18,516.24
SERVICES RELATED TO A HIGHWAY - TRANSPORTATION	9,079.85	6,586.24	3,483.27	7,191.28
<b>SUB-TOTAL HARD SERVICES:</b>	<b>54,843.78</b>	<b>39,781.97</b>	<b>21,039.54</b>	<b>43,436.49</b>
PUBLIC WORKS	272.88	197.94	104.68	216.12
PEEL REGIONAL POLICE SERVICES	762.21	552.88	292.40	603.67
GROWTH STUDIES	178.34	129.36	68.42	141.25
LONG TERM CARE	838.50	608.22	321.67	664.10
PUBLIC HEALTH	-	-	-	-
PARAMEDICS	223.05	161.79	85.57	176.66
HOUSING SERVICES	3,264.77	2,368.17	1,252.45	2,585.71
WASTE DIVERSION	367.13	266.31	140.84	290.77
<b>SUB-TOTAL SOFT SERVICES:</b>	<b>5,906.88</b>	<b>4,284.67</b>	<b>2,266.03</b>	<b>4,678.28</b>
<b>TOTAL</b>	<b>60,750.66</b>	<b>44,066.64</b>	<b>23,305.57</b>	<b>48,114.77</b>

\*Considered "Apartment" because they are stacked townhouses per by-law

## Affordable Housing Incentives Pilot Program:

	1 bed	2 Bed	3 Bed
Rent	\$1,760	\$1,970	\$2,140
<b>Income</b>	<b>\$66,000</b>	<b>\$73,875</b>	<b>\$80,250</b>

## Habitat GTA Homeownership Example (3 – Bedroom):

MTGE Required	\$300,000	\$250,000
Mtge Pmt	\$1,584	\$1,320
Property tax	467	467
Condo fee	385	385
Insurance	35	35
Total mnthly Shelter Payment	\$2,470	\$2,206
<b>Income</b>	<b>\$92,632</b>	<b>\$82,735</b>

## What's Needed for Habitat GTA & Halton – Mississauga – Dufferin's Success:

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- > Habitat GTA & HMD are creating and providing affordable homeownership in line with Peel's Housing Strategy and Brampton's Housing Strategy & Action Plan as well as Peel's Affordable Housing Incentives Pilot Program. Habitat units pay property taxes which will then go back into the Region and City. Housing would also be provided in perpetuity, helping to achieve the housing targets.
  - > Due to the rising cost of construction, increase in HST, DC's and interest rates, Habitat GTA and Halton – Mississauga – Dufferin are seeking grant-in-lieu of DC's, Parkland Dedication fees and application fees in order to continue to be able to provide affordable home ownership in perpetuity.
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## 25 WILLIAM STREET



The community will be a 12-home stacked townhouse build, located northeast of Main Street and Queen Street East.



Slated to begin construction in the summer of 2022 with anticipated completion by 2024.

## 1524 COUNTRYSIDE DRIVE



The community will be a 15-home stacked townhouse build, located on the northeast corner of Dixie Road and Countryside Drive.



Slated to begin construction in 2022.



# THANK YOU!

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