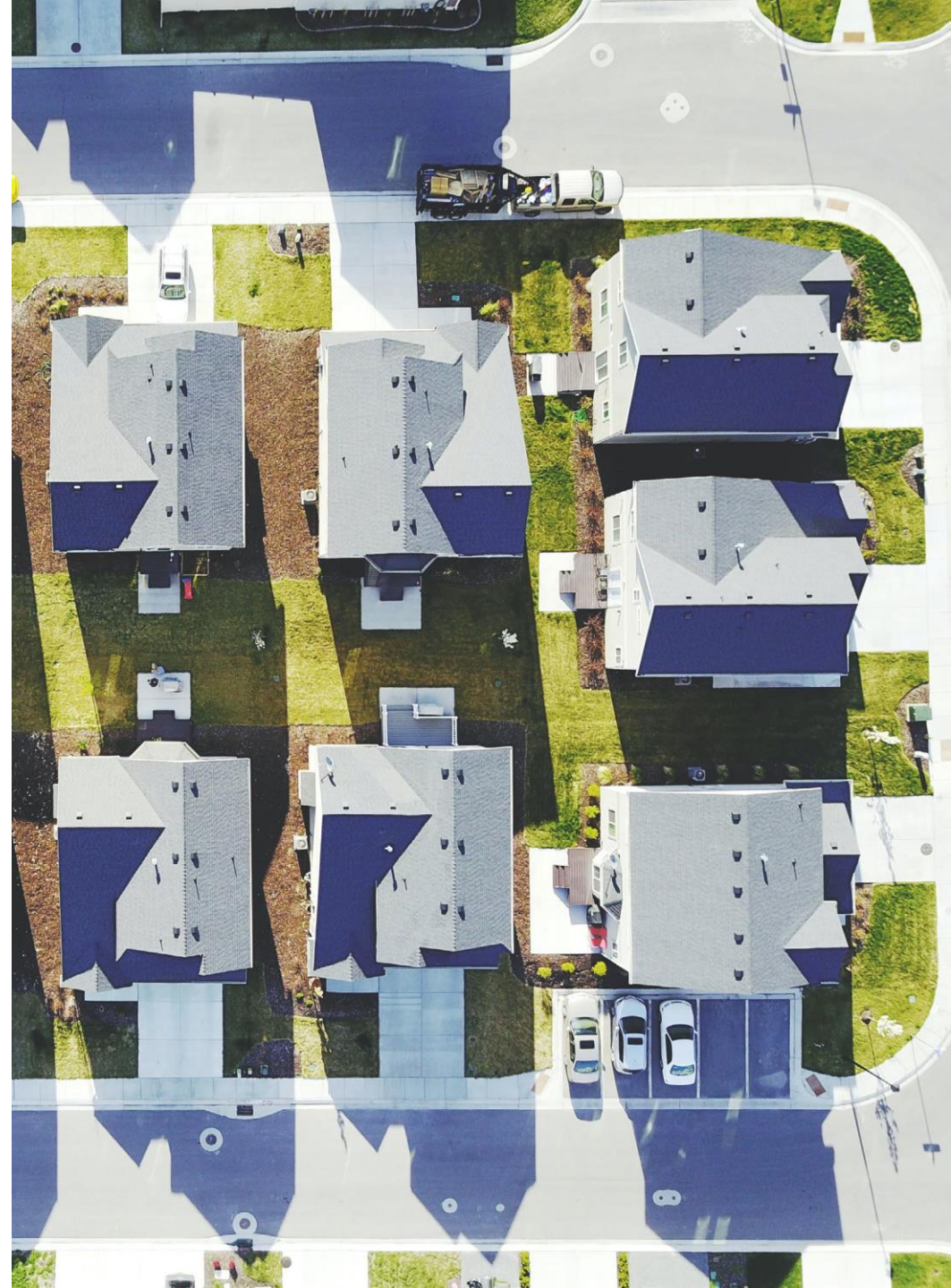




**Innovative Solutions
for Brampton's
Housing Needs.**





Mike Labbé
Founder & CEO.

Michel (Mike) Labbé, MSM, is an Urban and Regional Planning Graduate from the University of Waterloo in Ontario, Canada. He has been involved in the production of affordable housing for 40 years, the first 13 working on subsidized rental projects with Lantana Non-profit Housing Corporation.

In 1992, Mike founded Options for Homes Non-Profit Corporation. As President of Options For Homes Non-profit Corporation, Mike was instrumental in developing thousands of households across 12 developments. Options for Homes has become an important part of the Social Enterprise movement and has provided homes to over 6500 households across Canada.

Mike has been honoured for his work over the years as an Affordable Housing Champion by the City of Toronto in 2010, the Canadian Urban Institute Local Hero Award in 2008, and most notably, a recipient of a Meritorious Service Medal (MSM) from the Governor General of Canada in 2016.

In 2015, Mike shifted his focus to Options International to implement our model globally in order to aid with alleviating poverty - reaching over 22 countries.

For the past few years he has dedicated his time to a new cost-effective home ownership model using his knowledge built over the years, which led to the creation of Home Opportunities Non-profit Corporation.

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



What we do



Home Ownership

Affordable, quality housing that **gives everyone a chance to own.**



Lowest Costs

A unique model that provides the **lowest carrying costs on the market.**



Individual Guidance

Providing help during the whole process - **to make it as simple as possible.**



Down Payment Help

Using our model to provide **support with down payment contributions.**



Home Ownership for everyone.

We have developed a unique model designed to put home ownership as a possibility for everyone. **Our focus is providing high-quality, cost-effective ownership that isn't available anywhere else in the world and that stakeholders can get behind.**



The Community Wealth Workforce Housing Coalition





The Housing Supply Coalition

Vancity Community Investment Bank™

HOME
OPPORTUNITIES

COOP | Ontario Co-operative Association

Roots to Roofs | COMMUNITY DEVELOPMENT SOCIETY

Cohousing Options CANADA

TNG | CENTRAL NEIGHBOURHOOD HOUSE
NEIGHBOURHOOD LINK
ST. STEPHEN'S COMMUNITY HOUSE
Community Services

CommunityWealth
Co-operative Corporation

CUSW

Desjardins

Meridian™



The Housing Delivery Coalition

FARHI
HOLDINGS CORPORATION

PARADISE
DEVELOPMENTS®

 **evolve**
BUILDERS GROUP INC
climate conscious construction

PATH
REAL ESTATE TEAM

ARGO
DEVELOPMENT CORP

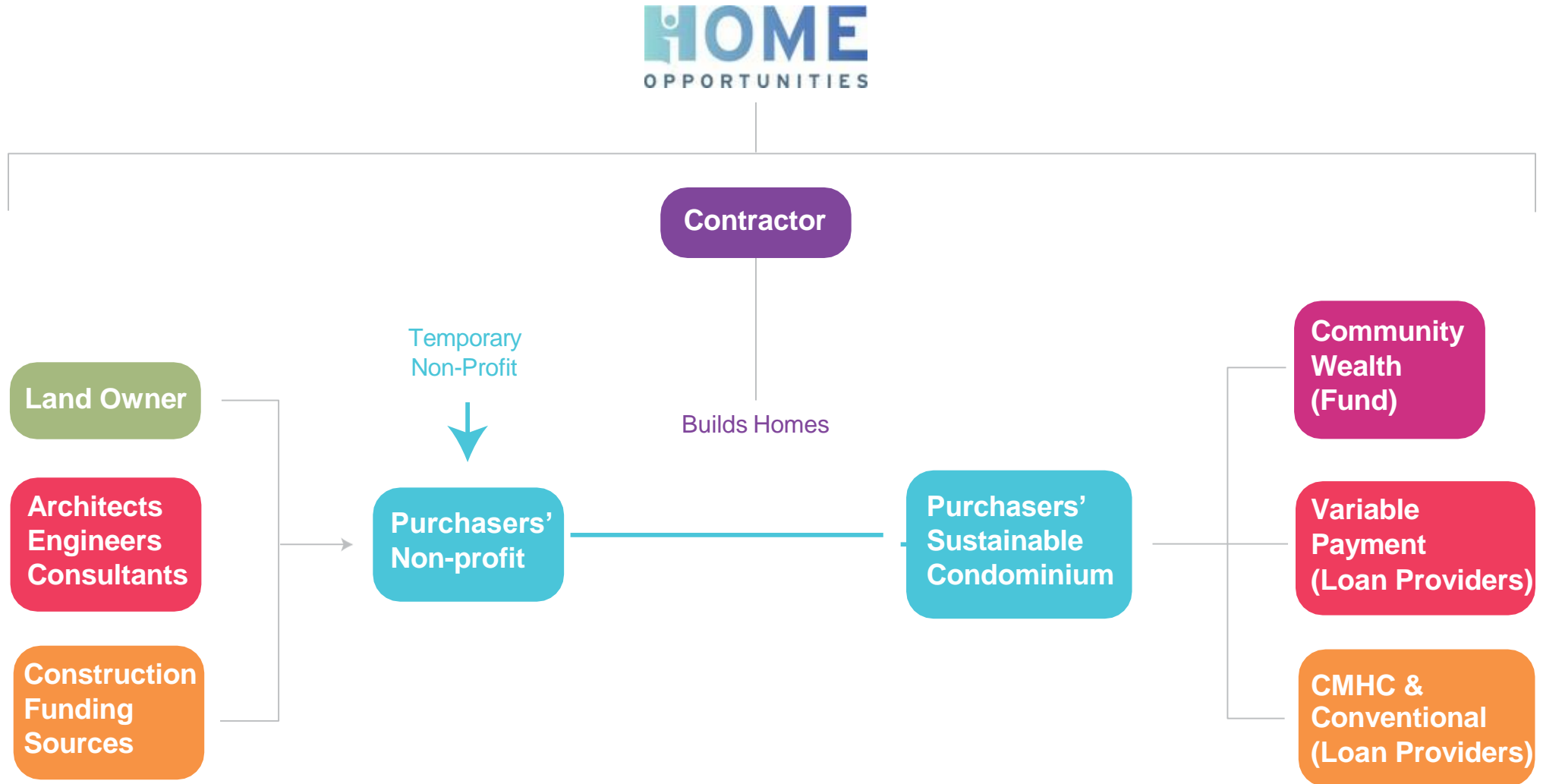
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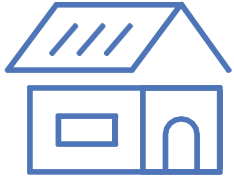
 **COLDWELL BANKER**
PETER BENNINGER
REALTY, BROKERAGE


markee

Key features: A Not-for-Profit Delivery System

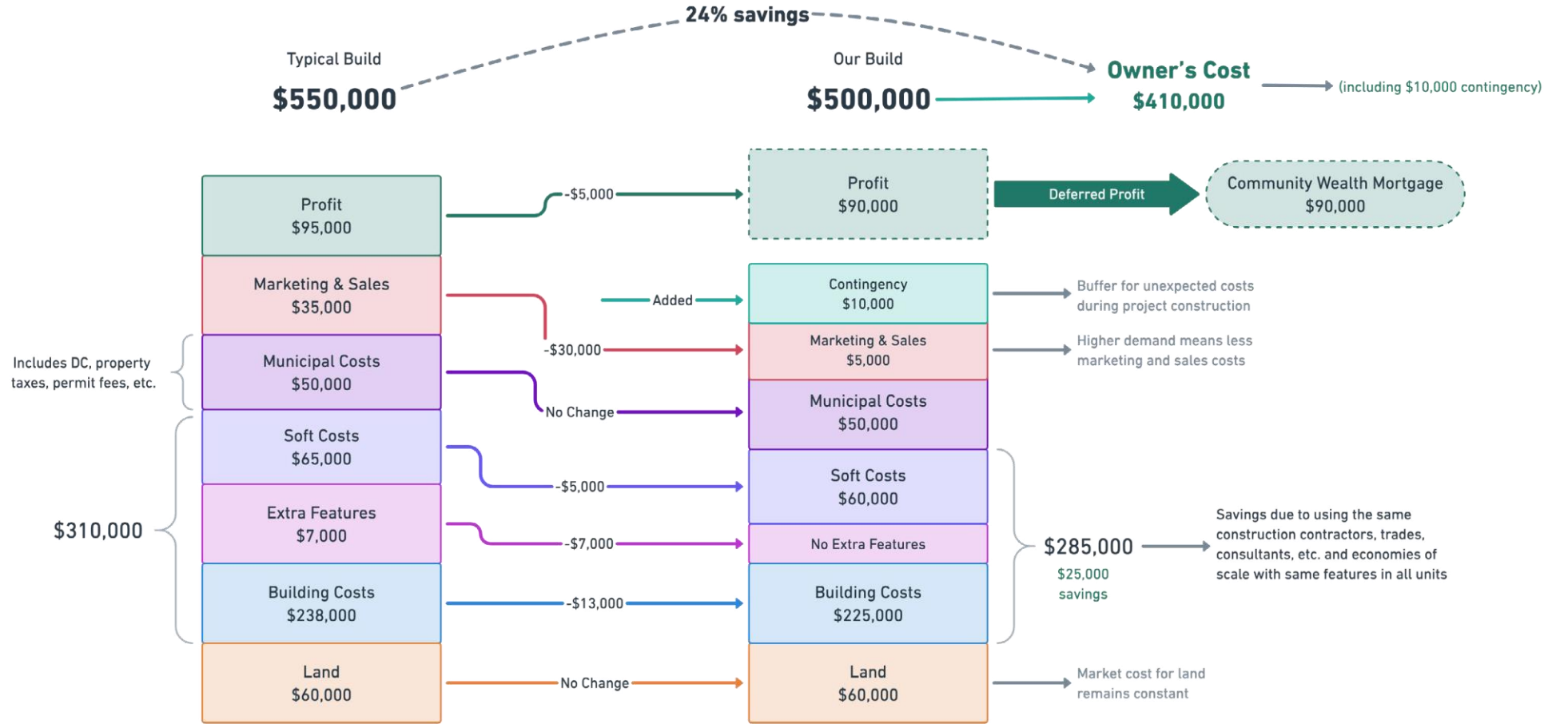


Non-profit Solution

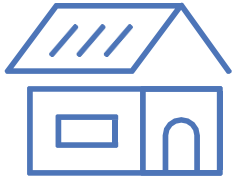


820 sq. ft.
2 Bedroom

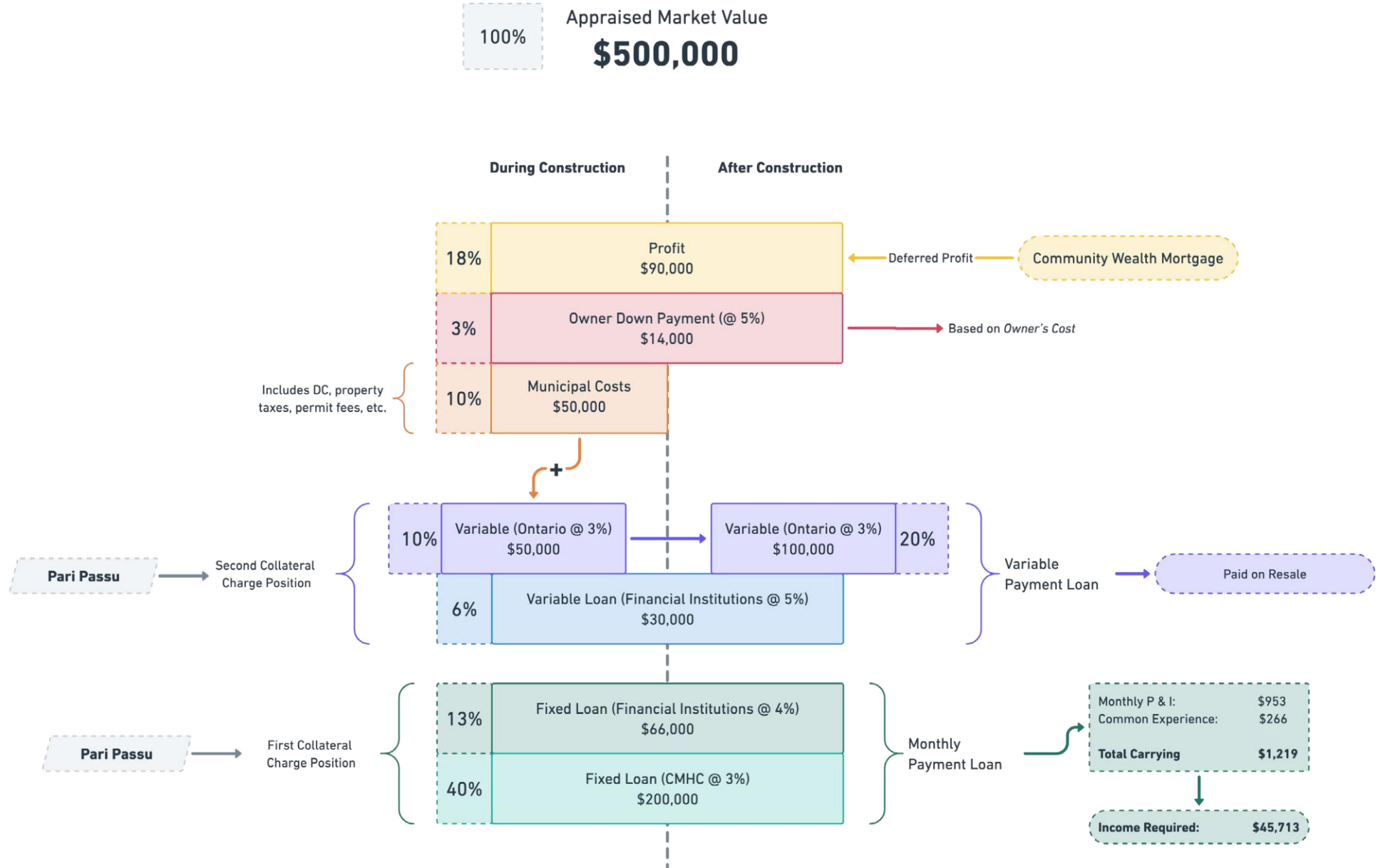
Per Unit Stack Breakdown

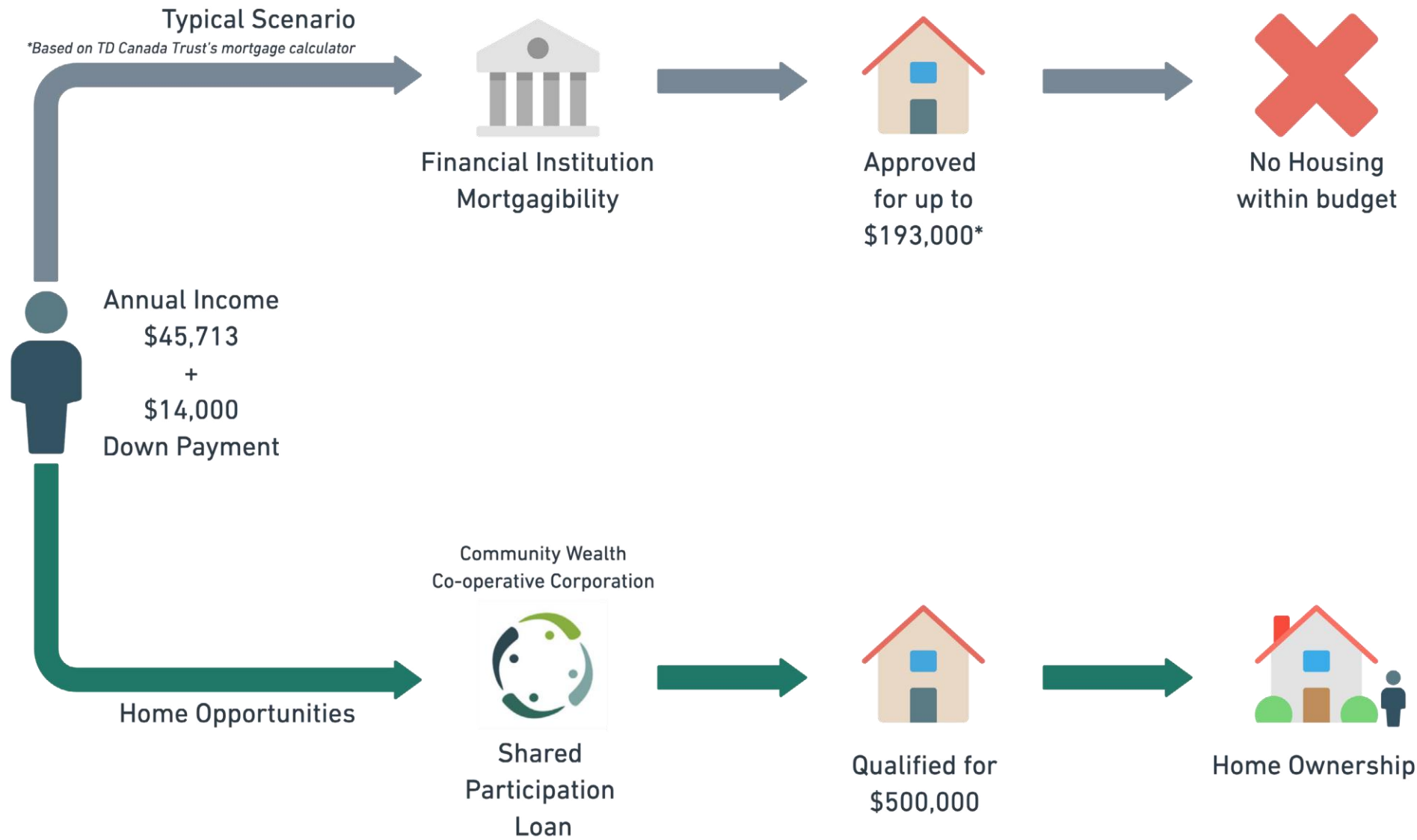


Innovative Financing



820 sq. ft.
2 Bedroom



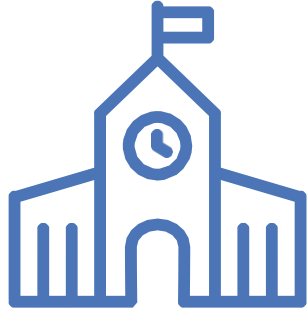




Household incomes served without grants or subsidies

Decile		Annual Income
Units		
1 st	7	\$35,000
2 nd	14	\$51,000
3 rd	21	\$66,000
4 th	56	\$80,000
5 th	14	\$95,000
6 th	21	\$110,000
6 th +	7	
Total	140	

Capable of delivering the number of new units needed within ten years.



City of Brampton Support

- Deferrals/bulk loan



Provincial Support

- Bulk loan and policy support



CHMC

- Bulk loan and policy adjustments

**The Ask
From Our
Government:
Let us Work
Together**

Provincial Support

Land

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

Support for Municipality to

- Help fast-track municipal approvals
- Defer approval fees until condominium closing
- Cover Development Costs when Condominiums close
- Loan/deferral of property taxes on 30% of the units for low-income purchasers

Loan support

- Infrastructure Ontario loan based on development cost deferral as guarantee
- Infrastructure Ontario to provide a bulk loan 20% of market value as variable payment for land and servicing behind construction financing
- Written support for application to CMHC Co-investment fund Opportunities to participate

Opportunities to Participate

- Launch ceremony and regular municipal updates
- Promotion to local media





The requests of CMHC

- \$200,000/unit maximum bulk loan from the Co-investment Fund
- Qualification for the loan based on cost price
- \$500 million added to SEMP
- 5% down payment based on purchaser's cost price
- Community Wealth Fund confirmed as equity
- Pari passu on conventional and private variable payment loan.
- Support for "Save to Own" fund

Our Save to Own Program



Qualifying Criteria

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



Rights and Responsibilities

- Maintain the inside of your home
- No special occupancy rules beyond city bylaws
- Equity growth from day one subject to meeting the savings program commitment
- Respect your building
- Support your community



Protections

- We are going to do everything we can think of to make our purchasers successful
- There will be an emergency loan fund to deal with short term financial crises
- There will be the ability to increase mortgage payments early to soften interest rate increases
- There will be a loan fund to deal with the end of the mortgage term when the interest rate can change
- You will be able to pay off your loans early if you wish

How is Community Wealth Governed?



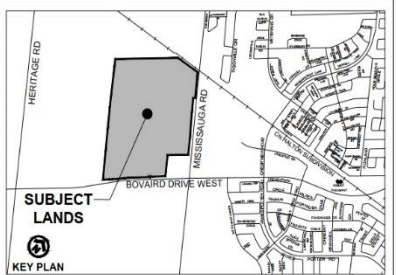
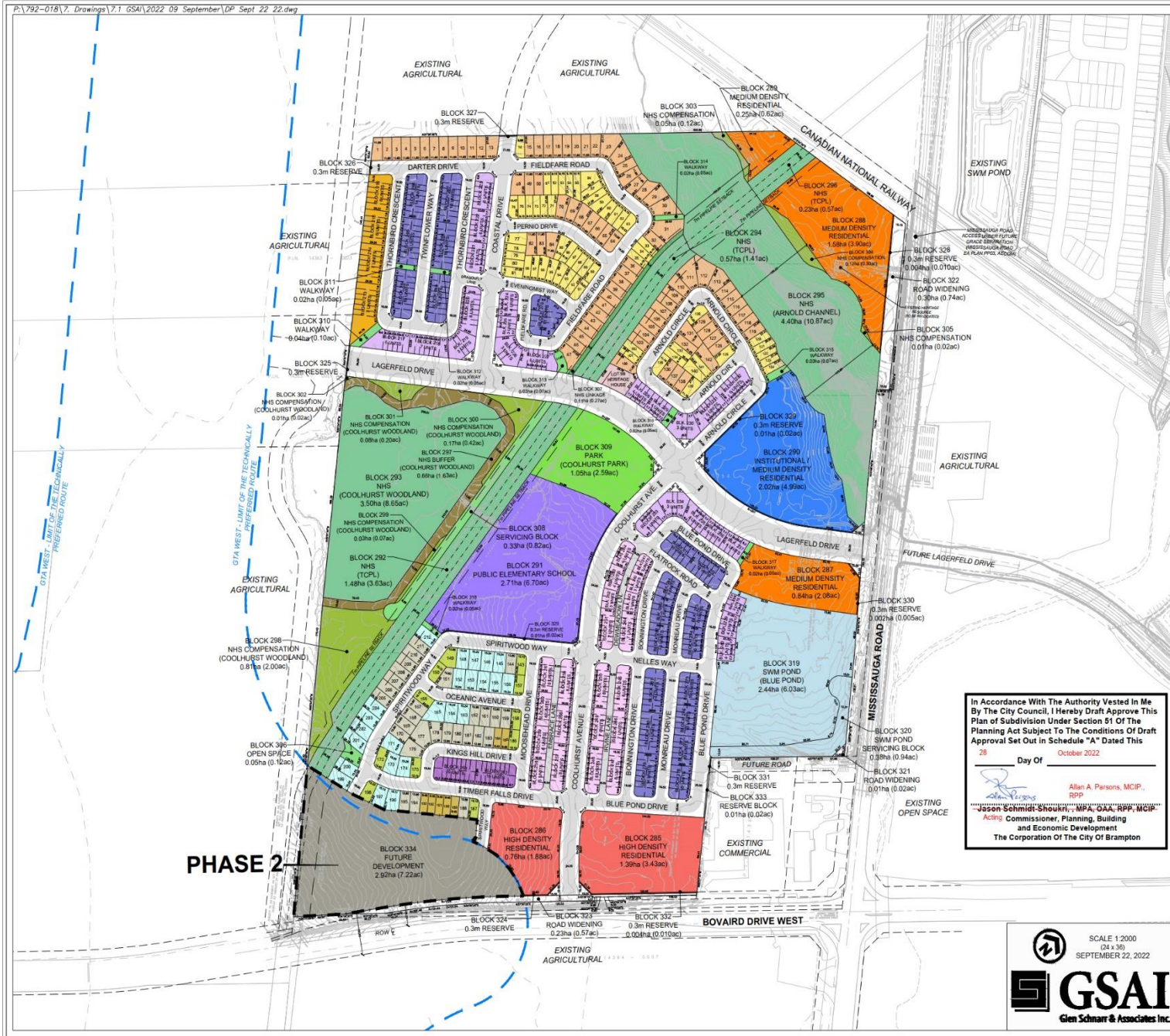
0 to 4 members in a group = 1 CWF board member.

5 to 9 members in a group = 2 CWF board members.

10 + members in a group = 3 CWF board members.

The Community Mt. Pleasant Block 51-3

West of Mississauga Road, South of the CNR line (North of Bovard Drive West), Brampton, Ontario



SUBJECT LANDS
KEY PLAN

**DRAFT PLAN OF SUBDIVISION
MT PLEASANT HEIGHTS
ARGO TFP BRAMPTON LIMITED &
ARGO TFP BRAMPTON II LIMITED
FILE # 21T-21022B**

PART OF LOT 11 AND 12, CONCESSION 5, W.H.S.,
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED: *[Signature]* DATE OCT. 6, 2021
Glen Scharr, A.S.O.
ARGO TFP BRAMPTON LIMITED & ARGO TFP BRAMPTON II LIMITED

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE OCT. 6, 2021
Glen Scharr, A.S.O.
R.P.E. SURVEYING LTD.
843 CHREBLEA ROAD, SUITE 7
WOODBRIDGE ON, L4L 8A3

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE - PHASES 1 & 2

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (sq)	UNITS	
DETACHED - 0.15m (37)		1.50	3,695	57	
DETACHED - 0.45m (11)		0.16	0.40	7	
DETACHED - 1.60m (30)		3.50	7.41	64	
DETACHED - 15.2m (42)	1-212	0.33	0.82	11	
DETACHED - 12.8m (42)		0.64	2.32	28	
DETACHED - 15.2m (20)		0.65	1.26	24	
HERITAGE HOUSE		0.10	0.25	1	
THINLY TOWNHOUSES - 6.15m (20)		213.218	0.65	1.36	26
QUIN FRONTAGE TOWNHOUSES - 6.15m (27)		217.262	2.00	4.84	111
REAR LANE TOWNHOUSES - 6.05m (20)		241.261	1.58	3.90	128
BROOK-BACK TOWNHOUSES - 6.05m (19)		252.263	2.25	0.99	32
BROOK-BACK TOWNHOUSES - 6.05m (19)		246.264	2.45	0.95	29
MED DENSITY RESIDENTIAL		288.269	2.15	5.31	
MED DENSITY RESIDENTIAL		287.268	2.87	6.60	
INSTITUTIONAL / MED DENSITY RESIDENTIAL		291.267	2.02	4.69	
PUBLIC ELEMENTARY SCHOOL		291.267	2.71	6.70	
NATURE HERITAGE (COOLHURST WOODLAND)		302.266	10.18	25.18	
50% BUFFER		207.265	0.69	1.63	
NHS COMPENSATION		298.265	1.28	3.16	
OPEN SPACE / NHS LANDSCAPE		302.267	0.38	0.92	
SERVING BLOCK		308.268	0.33	0.82	
PARK		308.268	0.21	0.52	
WALKWAY BLOCK		310.269	0.21	0.52	
(SWAMP POND / SWM SERVING BLOCK)		310.269	2.62	6.67	
ROAD WIDENING		321.263	0.84	2.03	
0.3m RESERVE		324.262	0.04	0.10	
RESERVE BLOCK		333.261	0.61	1.52	
RESERVE DEVELOPMENT		334.260	2.82	7.22	
50.0m R.O.W. - (65m LENGTH)		334.260	2.93	6.25	
25.0m R.O.W. - (88m LENGTH)			1.46	3.61	
21.0m R.O.W. - (21.0m LENGTH)			0.46	1.14	
20.0m R.O.W. - (45.0m LENGTH)			0.94	2.32	
18.0m R.O.W. - (18.0m LENGTH)			0.46	1.14	
18.0m R.O.W. - (15.78m LENGTH)			0.25	0.62	
8.0m LANEWAY - (43.0m LENGTH)			0.35	0.86	
TOTAL	334	56.19	138.63	758	

In Accordance With the Authority Vested in Me
By the City Council, I Herewith Draft Approve This
Plan of Subdivision Under Section 51 of The
Planning Act Subject To The Conditions Of Draft
Approval Set Out in Schedule "A" Dated This
28th Day Of October 2022

[Signature]
Alison A. Parsons, M.C.I.P.
Acting Commissioner, Planning, Building
and Economic Development
The Corporation of The City of Brampton

SCALE 1:2000
(24 x 36)
SEPTEMBER 22, 2022

GSAI
Glen Scharr & Associates Inc.

NOTES

- DAYLIGHT ROUNDING LOCAL / LOCAL 5m
- DAYLIGHT ROUNDING LOCAL / BOUNDS 7.5m
- DAYLIGHT ROUNDING LOCAL / COLLECTOR 7.5m
- DAYLIGHT ROUNDING LOCAL / COLLECTOR 7.5m x 7.5m
- DAYLIGHT TRIANGLE COLLECTOR / BERTICAL 15m x 15m
- DAYLIGHT ROUNDING LANEWAY / LOCAL 5m
- EXISTING STRUCK CURBS TO BE REMOVED
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC

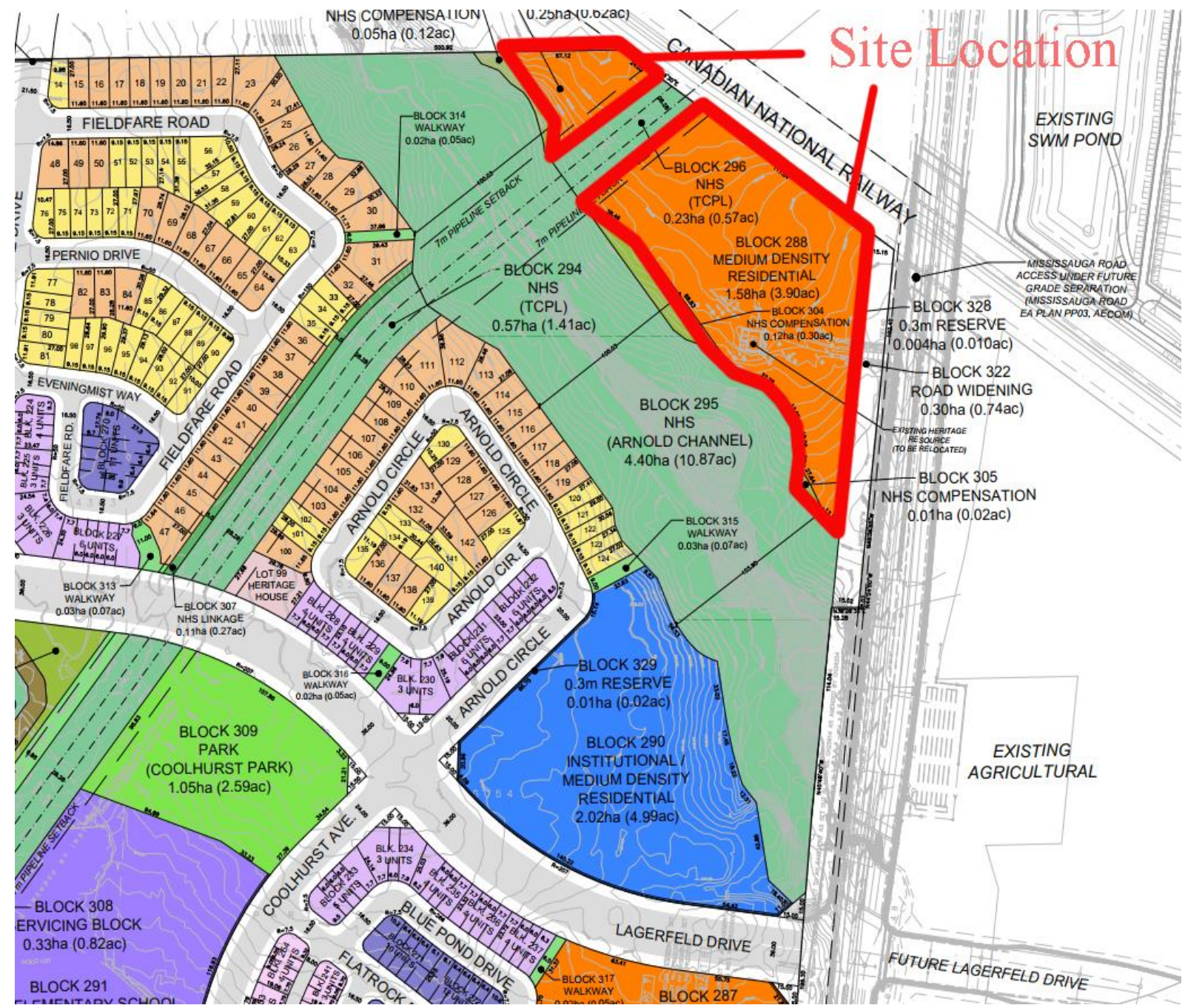
Overall Block 51-3 Development Schedule

- MZO Granted in March 2022.
- Draft Approved in October 2022.
- 1st Civil Engineering submission was made in December 2022.
- Earthworks on both phases began in late 2022 and will be completed in June 2023.
- Civil services will commence on July 1st and will be completed by the end of the Year.
- Phase 1 Registration: End of 2023, early 2024.
- Building permit availability: Spring/Summer 2024.



Home Opportunities Community Location and Schedule

- Pre-Consultation Application:
Submitted
- First Site Plan Submission:
June 2023
- Site Plan Approval:
Q4 2023
- Construction:
Q2/Q3 2024
- First Closings:
TBD





Thank you for your time.

Three requests:

1. Expedited Approvals
2. Deferred Application Fees
3. Loan from Infrastructure Ontario

Questions/Comments?



Mike Labbé

(416) 801-2086

mlabbe@homeopportunities.ca

communitywealth.ca

homeopportunities.ca

