BUILDINOW/ — WATERLOO REGION —

The Issue

Average rent for a 2-bedroom unit in November was over \$2,300 in Kit/Wat/Cam

Average residential property was \$757,272 in November 2023



The Issue

Average rent for a 2-bedroom unit in November was over \$2,300 in Kit/Wat/Cam

+\$92,000

Average residential property was \$757,272 in November 2023

+\$190,000



The Idea

10,000 Homes

70% Affordable Ownership 30% Affordable Rental Sell for Half Price

Missing Middle

3-6 story buildings 1,2, & 3 Bedroom

Affordable Forever

NFP Owned Rentals
Habitat Ownership
Expertise
No Investors
No Flipping



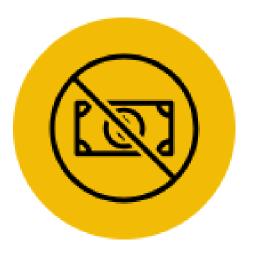
MOH The



Working with local partners to transfer undeveloped land for free or low cost



Home builders will eliminate pricing mark-ups beyond that which allows them to build new housing at cost.



Development charges being waived due to Bill 23.



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Ownership

Habitat will take possession of land assets

Working with GVCA Habitat will tender construction of 7,000 homes

In partnership with local real estate agents Habitat will vet potential candidates based on selection criteria to find suitable owners

Suitable owners
will purchase a
home from
Habitat with an
option agreement
registered on title
to restrict future
sale conditions



etails

Rental

Habitat will take possession of land assets

Working with GVCA Habitat will tender construction of 3,000 homes

Partner NFP will take control of the unit



Details The

Development Cost Summary

Budget

LAND DEVELOPMENT		809,400	
HARD COSTS		14,678,700	
SOFT COSTS			
Consultancy Fees	800,000		
Development	333,810		
Marketing and Admin	791,000		
Other Soft	164,000		
Finance Expenses	1,313,919		
Net HST	913,000		
TOTAL SOFT COSTS (psf GFA)		4,315,729	
TOTAL PROJECT COST		19,803,829	
Average Unit Price	60	330,064	
Unit Pricing Examples	20	280,000	1 BR
	20	330,000	2 BR
	20	400,000	3 BR
		20,200,000	



Steps Next

Land Acquisition

Partnership Agreements

Working Groups

Working with local partners and government to secure land

Not-for-Profit
Business
Education

We are establishing working groups for family selection, unit design, land acquisition, etc.



Questions? BUILDNOW

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