


BUILD NOW

— **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

The How



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.

The Details

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

The Details

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

The Details

Budget

Development Cost Summary

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	

Next Steps

Land Acquisition

Working with local partners and government to secure land

Partnership Agreements

Not-for-Profit
Business
Education

Working Groups

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

Questions?



Thank You!

