



Bringing people together to
build homes, communities
and hope.

Together, we build affordable
homeownership.



Habitat Victoria is an independent **local registered charity** that works in tandem with other Canadian Habitat affiliates to bring a unique voice to **affordable homeownership.**



Program Overview

Habitat's program assists local families with low to moderate income in line with BC Housings definition to purchase their first (Habitat) home.

We offer **an equity-based solution** with the goal of creating stability, positive intergenerational change and a lift out of dependency on social subsidies.



Overview

Habitat may be both the developer and/or the builder of the homes. What most people don't know is that **we are also the lender.**

Indeed, it is our lending terms with no more than 30% of the homeowner's gross income that make the home purchase affordable, not the purchase price itself.



Social Housing

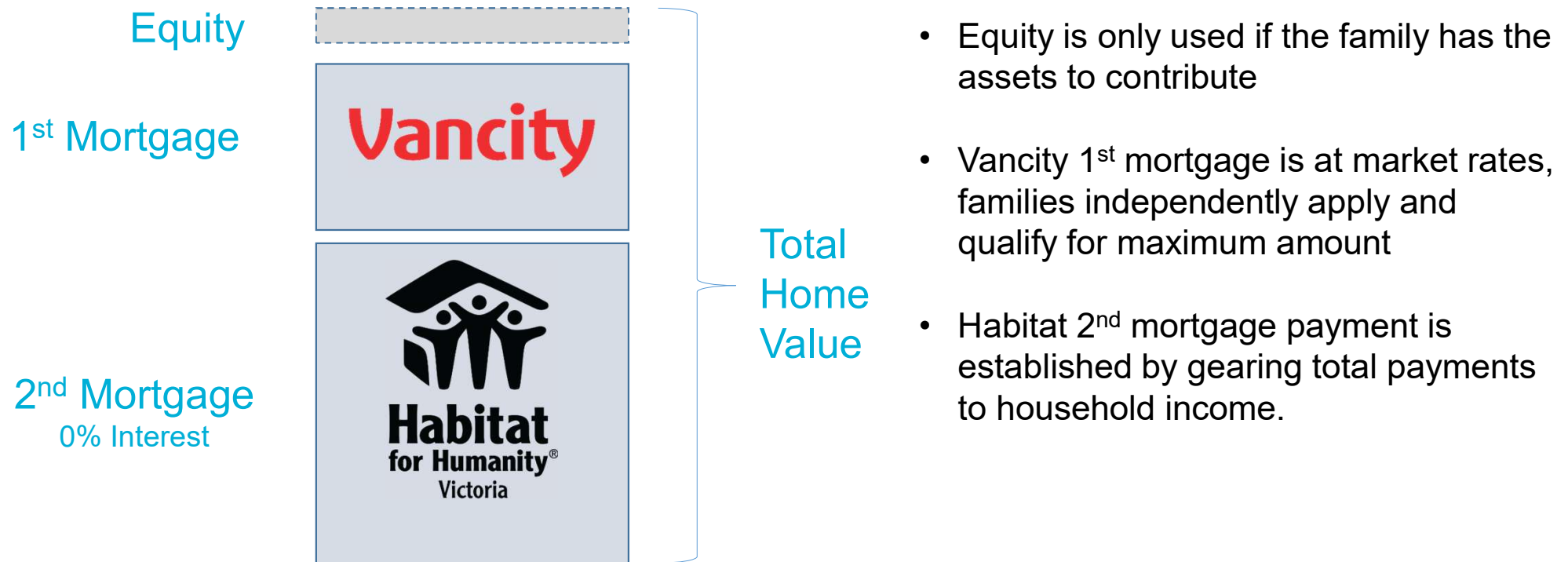
Rental Housing



Affordable
Homeownership



Market Homeownership



Housing costs not exceed 30% of the family's gross household income



Why Affordable Homeownership Matters

SOCIOECONOMIC BENEFITS: The average Habitat homeowner's earnings end up almost 30% higher than if they had continued renting. Through **increased productivity**, the socioeconomic benefits of **Habitat's program inject \$35 million into Canada's economy every year.**

CONSTRUCTION BENEFITS: In a 5-year period from 2019-2023, the total economic footprint of Habitat's work to build and rehabilitate homes was \$311 million, generating nearly \$40 million in tax revenues.

After moving into their Habitat home, families see improvements in:

Health



73% of families say their **physical** health is better

79% of families say their **mental** health is better

Education



41% of adults start of complete additional education

50% of families' children are doing better in school

Community Involvement



50% of families take part in more community events

50% of families volunteer more

Employment



44% of adults improve their employment

Financial Security



51% of families say their financial security is better

To read the complete study to go habitat.ca/impact.

Challenges we hear municipalities struggle with in creating affordable homeownership

- Clear, consistent **definition of affordable homeownership**
- **Management and administration** of affordable units
- Ensuring inventory of affordable units **remain affordable**





How Habitat Can Help

MANAGEMENT AND ADMINISTRATION OF HOUSING

Experienced in managing affordable homeownership units, including purchase selection and eligibility compliance

FOREVER AFFORDABLE

Work with municipalities to register Affordable Housing Agreements that align with BC Housing definitions and preserve affordability in perpetuity.

Register options to purchase and ROFRs on all units.



What can Municipalities do?

- Require affordable housing components on redevelopments through density bonusing.
- Partner with Habitat for Humanity Victoria to administer & manage affordable homeownership inventory.
- Donate land to create affordable homeownership opportunities in perpetuity.
- Removal of community and development charges from affordable housing developments.



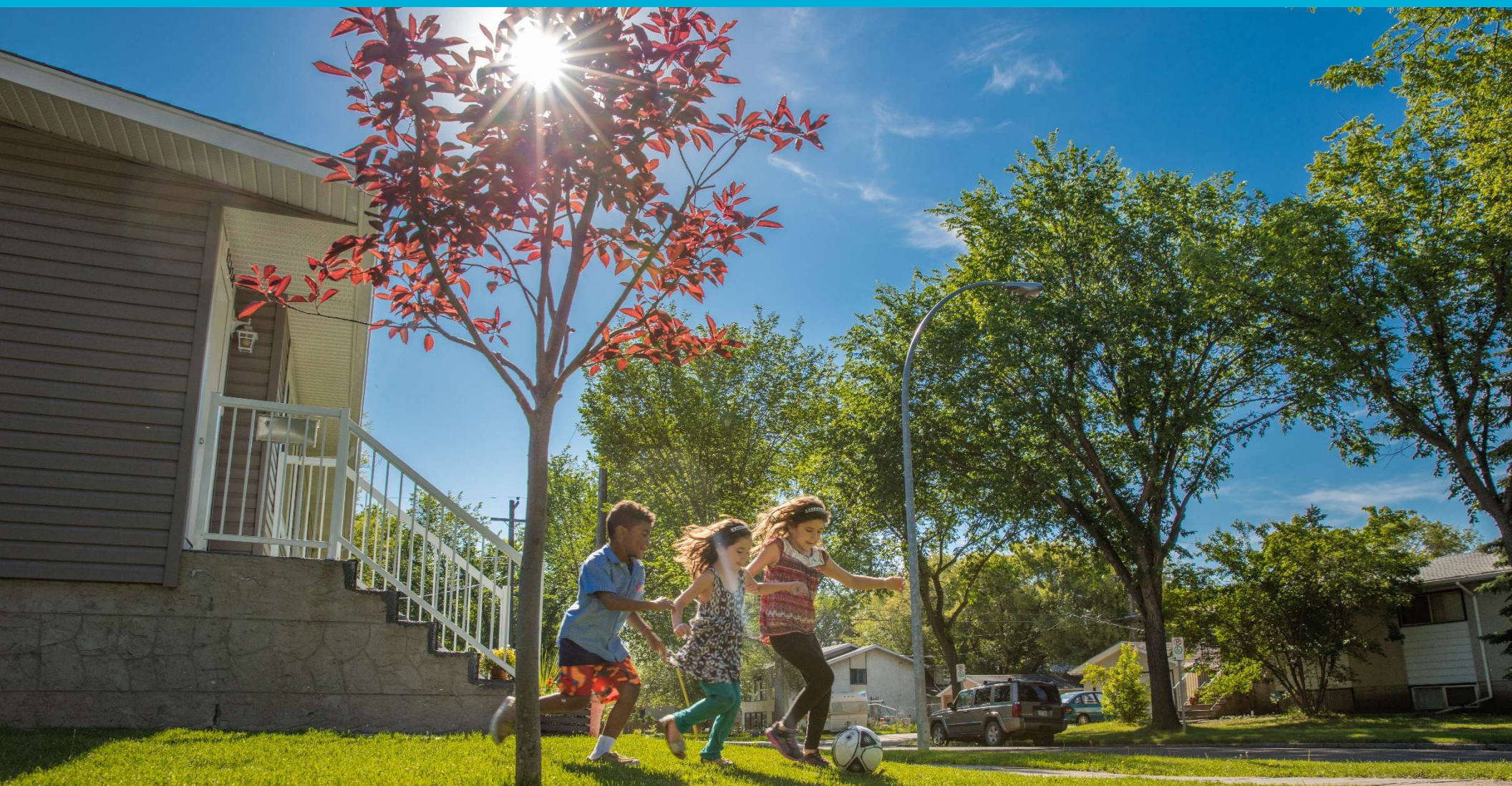
New Build – Ferguson Place

Habitat has recently purchased a large lot in Gordon Head for our next project.

Preliminary plans are for 13 multi residential accommodate families (and pilot 1 –bedroom homes)



Recent Partnership Projects



North Saanich Project

2166 Bakerview Place

- As part of a subdivision rezone to create 17 market SFHs, **Reay Creek Developments** donated adjacent land for Habitat's 10-unit project; **Council required affordable housing to consider the rezone.**
- The projects were severed at the development permit stage and Habitat then acted as prime for its own build.
- **Registered restricted price covenants on homes ensuring affordability in perpetuity**
- Completed in May 2021, four buildings making up the 10 units: two tri-plexes and two duplexes, and homes range from 2 – 4 bedrooms. Two units are fully-accessible, with barrier-free common areas.



Central Saanich Project

2162 Timber Ridge



- **Walking Stick Developments** donated a lot to Habitat as part of an 17-unit development.
- Habitat then contracted the developer to build the home, completed in November 2020.
- This is a 3 bedroom, 1.5 bath home integrated into the market (bare-land) development.

Central Saanich

8026 East Saanich Road

- In 2018, **Cube Developments** donated serviced land to Habitat as part of a 17-unit development rezone.
- Habitat contracted Cube to build the home at “cost” + a management fee.
- This 3 bedroom, 1.5 bath home is 1073 sq ft and is situated on a “micro” lot of 2000 sq ft.



Our Build History

Habitat Victoria has built 34 homes in the region:

- 2000 – Victoria – Habitat Victoria completes first home!
- 2001 – Saanich (single home)
- 2001 – Saanich (single home)
- 2002 – Sidney (single home)
- 2003 – Sidney (single home)
- 2005 – Sidney (single home)
- 2007 – Brentwood Bay (duplex)
- 2007 – Sidney (single home)
- 2008 – Sidney (duplex)
- 2010 – Saanich (five-plex)
- 2012 – Saanich (duplex)
- 2015 – Saanich (four-plex)
- 2019 – Central Saanich (single home)
- 2020 – Central Saanich (single home)
- 2021 – North Saanich (10 units)

Coming soon – 2026/2027 – Saanich (13 units) !!!



Habitat
for Humanity®
Victoria

**Together, we build
strong, vibrant
communities.**

Thank you!

Questions?



OPPORTUNITY

LIFE

CARING

GIVING

A HAND UP

INDEPENDENCE

PARTNERSHIP

OPENING
DOORS

MEMORIES

SECURITY

NEW BEGINNINGS

ESTABLISHING

ROOTS

HOPE

MAKING A

DIFFERENCE

EMPOWERMENT | COMMUNITY | **FAMILIES**

**ROLLING
UP YOUR
SLEEVES**

FUTURE



SHARING

SUSTAINABILITY



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