



Habitat
for Humanity®
Edmonton



Habitat for Humanity

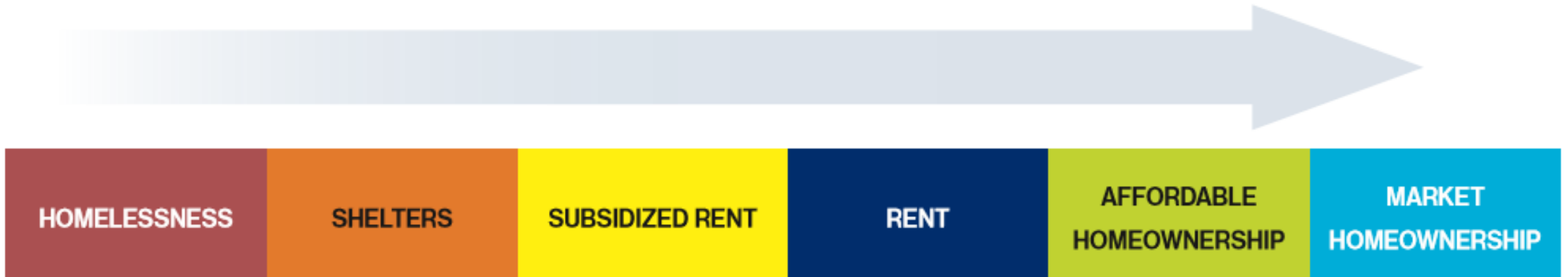
Presented to:
Strathcona County Council

Presented by: Karen Stone,
President and CEO

A woman with long brown hair, wearing a red and black patterned sleeveless top and black leggings, is playing soccer with a young boy on a green lawn. The boy is wearing a blue short-sleeved button-down shirt and orange shorts with a colorful pattern. They are both looking down at a black and white soccer ball on the grass. In the background, there are several trees, including one with reddish leaves on the left, and a two-story house with a grey roof. A red car is parked on the street in the distance. The scene is bright and sunny.

Our vision is a world where
everyone has a decent place
to live.

Housing Spectrum



Eligible Families

Habitat helps families achieve strength, stability, and independence through affordable home ownership.

- Income between \$35,000 - \$65,500
- Willing to volunteer 500 hours
- Children under the age of 18 in household



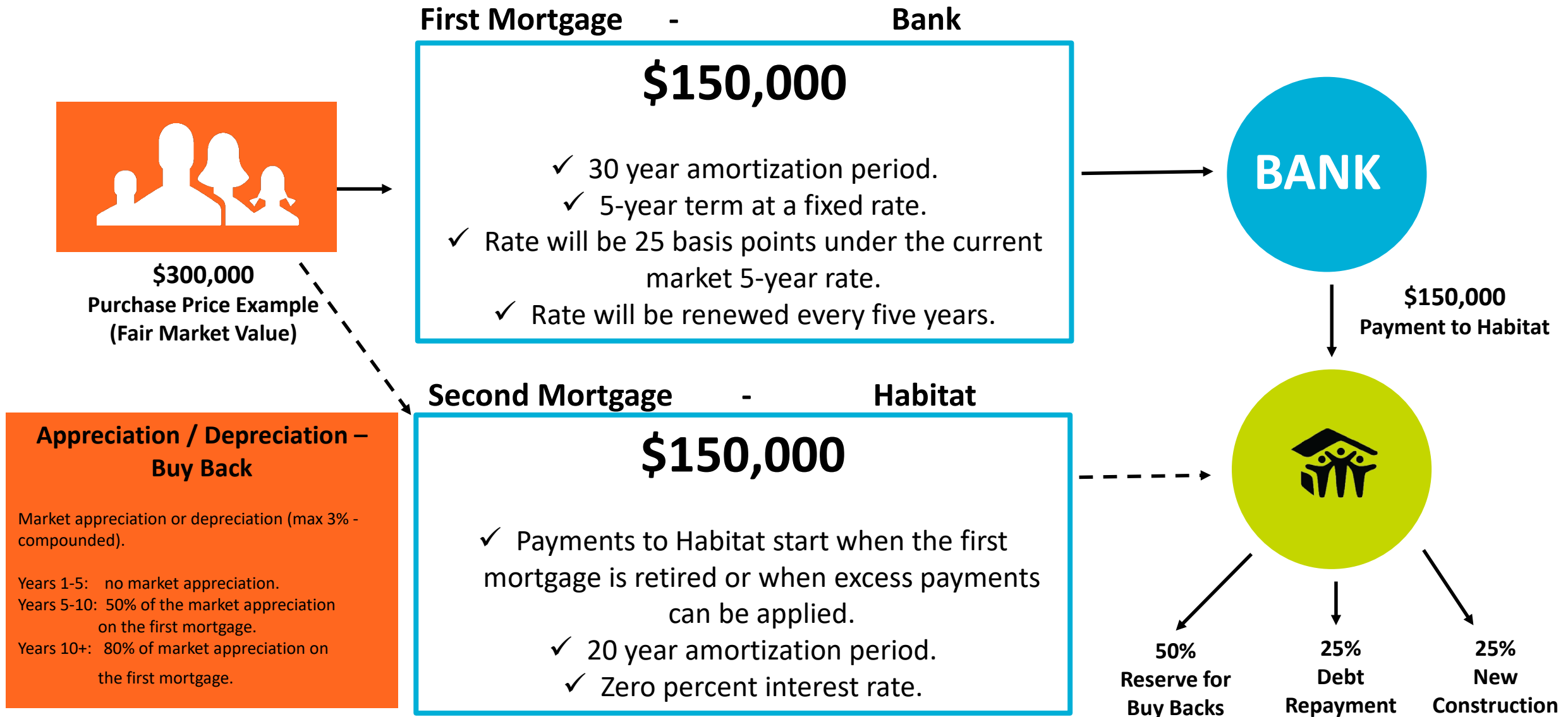
Habitat Mortgage

- Affordable payments never exceed 30% of household income.

(Inclusive of taxes, insurance, and condo/program fees, and mortgage.)



**Mortgage Payment + Taxes + Insurance + Program Reserve/Condo Fees =
(Never Exceeds) 30% of household income**



Habitat maintains the first right of refusal should a family decide to sell.

The issues that prompted a new mortgage model

1. Cash flow
2. Debt repayment
 - Debt cost is more than capacity to bear
 - Sustainability of program funding
 - No construction funding available
 - Success of Buy Back program
3. Pressure from funders and donors to review our approach

Family Household Income Level (under 30%)

Family Base Income	\$41,561
Child Tax Credit	\$12,200
Total Income	\$53,761



Equity (Lower Income Range)

Years In Mortgage	0	1	2	3	4	5
Monthly Payment w/ 2% Growth		1,040	1,061	1,082	1,104	1,126
Tax, Ins, and Condo/Program Fees		(462.56)	(467.19)	(471.86)	(476.58)	(481.34)
Available for Mortgage		577.44	593.61	610.16	627.08	644.39
Required Bank Debt Servicing		(556.60)	(556.60)	(556.60)	(556.60)	(556.60)
Total Payment Equity	5,314.15	8,590.23	12,147.27	15,994.71	20,142.32	24,600.14
Total Equity With Appreciation						

Equity (Lower Income Range)

Years In Mortgage	6	10	15
Total Monthly Payment w/ 2% Growth	1,148	1,243	1,372
Tax, Ins, & Condo/Program Fees	(486.16)	(505.90)	(531.70)
Available for Mortgage	662.09	737.00	840.56
Required Bank Debt Servicing	(579.47)	(579.47)	(582.76)
Total Payment Equity	28,789.41	49,051.98	80,953.78
Home Appreciation Equity	8,673.67	15,055.87	38,045.52
Total Equity With Appreciation	37,463.07	64,107.84	118,999.30

Family Household Income Level

Family Base Income	\$63,636
Child Tax Credit	\$12,818
Total Income	\$76,454



Equity (Higher Income Range)

Years In Mortgage	0	1	2	3	4	5
Total Monthly Payment w/ 2% Growth		1,705.00	1,739	1,774	1,809	1,846
Tax, Ins, & Condo/Program Fees		(438.41)	(442.79)	(447.22)	(451.69)	(456.21)
Available for Mortgage		1,266.59	1,296.31	1,326.66	1,357.67	1,389.34
Required Bank Debt Servicing		(724.60)	(724.60)	(724.60)	(724.60)	(724.60)
Total Payment Equity	26,271.16	36,752.74	47,789.65	59,399.82	71,601.76	84,414.53
Total Equity with Appreciation						

Equity (Higher Income Range)

Years In Mortgage	6	10	15
Total Monthly Payment w/ 2% Growth	1,882	2,038	2,250
Tax, Ins, and Condo/Program Fees	(460.77)	(479.48)	(503.94)
Available for Mortgage	1,421.68	1,558.15	1,745.77
Required Bank Debt Servicing	(671.86)	(671.86)	(546.09)
Total Payment Equity	97,177.79	155,131.12	242,899.51
Home Appreciation Equity	11,291.54	19,600.00	49,528.35
Total Equity With Appreciation	108,469.33	174,731.12	292,427.85

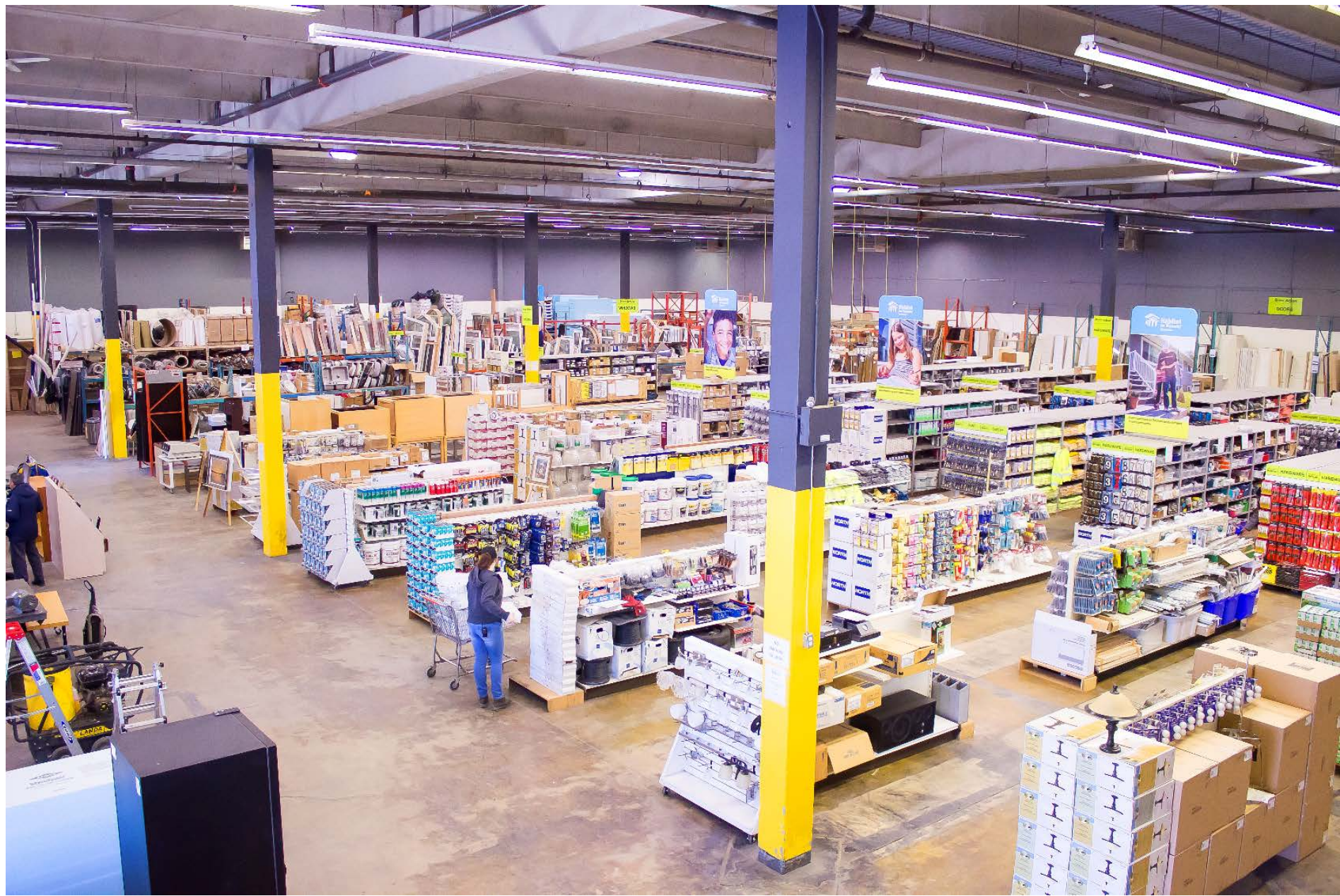
Summary of Outcomes of new mortgage model

- Financial status and sustainability of Habitat Edmonton dramatically improves.
- Homeowner families' outcomes remain positive for equity accumulation.
- Families acquire bank credit history, which is a dramatic shift for them.
- This home ownership model allows a platform for significant growth for Habitat programs across Canada to fulfill their mission. More families can be served in a more sustainable fashion.

ReStore

Proceeds offset
Habitat's
fundraising
administration
costs.

We are looking
to open store in
Sherwood Park.





We have concluded a lease for a new ReStore design build in Sherwood Park on the corner of Broadmoor Boulevard and Streambank Avenue

Prefab Facility



We have toured the following Strathcona County groups through our Prefab Facility:

- Strathcona County Senior's Advisory Group
- Strathcona County Waste Management
- Heartland Housing Foundation

Local Builds

We are in continued dialogue with Strathcona County in regards to potential partnership opportunities.

We are excited to create affordable homeownership in your community.



Our duplex on Charlotte Close.

Local Builds



30-home development in St. Albert
(Total of 15 duplexes)



64-home development in South Edmonton
(Duplexes, and stacked 6-plexes and 9-plexes)

Local Builds



9-home development in Edmonton's Norwood Community (Total of 3 duplexes)



18-home development in Northeast Edmonton (Triplexes and a duplex)

Thank you!

We would be honoured to tour you through our Prefab Facility.

1. See our wall and floor construction;
2. See our stairs and fence panel construction;
3. Explore our upcycling centre;
4. Explore our training centre for paint workshops; tool training; home maintenance training;
5. See our storage of donated GIK; and
6. See our Buy-back program operation centre.

