

Open House
Community of Pincher Creek
September 28, 2017





**Building strength,
stability and
independence**

What is Habitat for Humanity?

Internationally - an organization concerned with the basic necessity of housing

In Canada and Southern Alberta - a non profit organization supporting families through affordable home ownership who meet income and eligibility criteria in 3 areas:

1. Need for housing
2. Ability to pay
3. Willingness to partner with Habitat

Mortgage holder in long-term partnership with homeowners

Habitat is in 7 communities plus Calgary and build an average of 22 doors annually

the community issue and solution

- Canada is currently facing a disturbing and escalating affordable housing crisis.
 - One in five Canadian families face an affordable housing challenge, spending more than half their income on shelter costs.
 - Locally, the Town has done a Housing Needs Assessment (September 2016) with a recommendation that Pincher Creek “develop new affordable housing”.
 - MOU with the Town, the Elks and Habitat to build a duplex in 2019 on Dupuy Street
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the impact of housing instability



What is Habitat's home ownership model?

- No down-payment, interest free mortgage for families with children under 18 with moderate income (income guidelines)
- Mortgage payments geared to income with flexible terms (20 – 40 years) – as income rises, the mortgage is paid off quicker
- Affordability – no more than 25% of income going towards shelter (mortgage, property tax, condo fees) + utilities
- Entry into homeownership for families who do not own real estate helping build equity (future wealth)

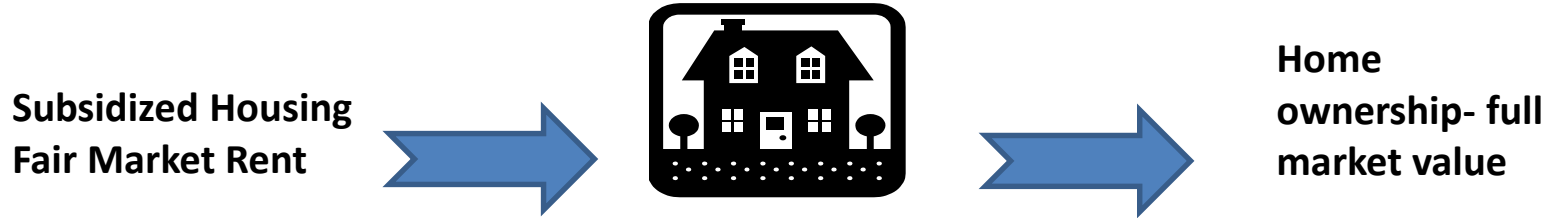
who we help

Our Families

- 43% are single parent families, 95% of those families are headed by women
- Families are reflective of the community
- bank employee, back hoe operator, meat wrapper, baker at Tim Hortons, caregiver with people with disabilities, convenience store clerk, estimator for a insulation company



From Subsidy to Sustainability



Habitat model: Home Ownership

- No down payment
- Mortgage payment 25% of income
- Diverse housing option
- Strength, stability and independence for working families
- Mortgage yields continuous investment for Habitat

Family Selection Criteria

- **Need**
 - Must have children that will benefit from a simple, affordable home
 - Paying more than 30% of income on rent
 - Unsafe, overcrowded living conditions



Family Selection Criteria

- **Ability to Pay**
 - Applicant must be employed full-time or equivalent to full-time
 - Must be a permanent resident or Canadian citizen and have lived in the application area for at least two years
 - Must meet the income criteria: \$37,500- \$54,000 annually
 - Good credit/little debt



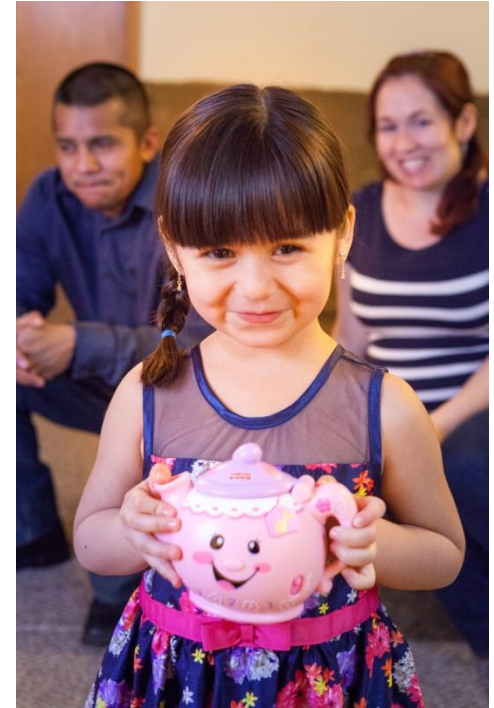
Family Selection Criteria

- **Willingness to Partner**
 - Complete 500 volunteer hours
 - Be a champion for Habitat
 - Build relationships with volunteers, donors, staff, community members and neighbours



how we do it

1. We build homes with community support.
2. We identify families who purchase these homes with a no-down-payment, no-interest mortgage.
3. Families gain the financial stability and flexibility to make positive, forward-looking choices.
4. Family mortgage payments are reinvested into the Habitat program to build more homes for more families.



impact

Since 1990, we've partnered with

268 families

affecting the lives of

580 children



our outcomes

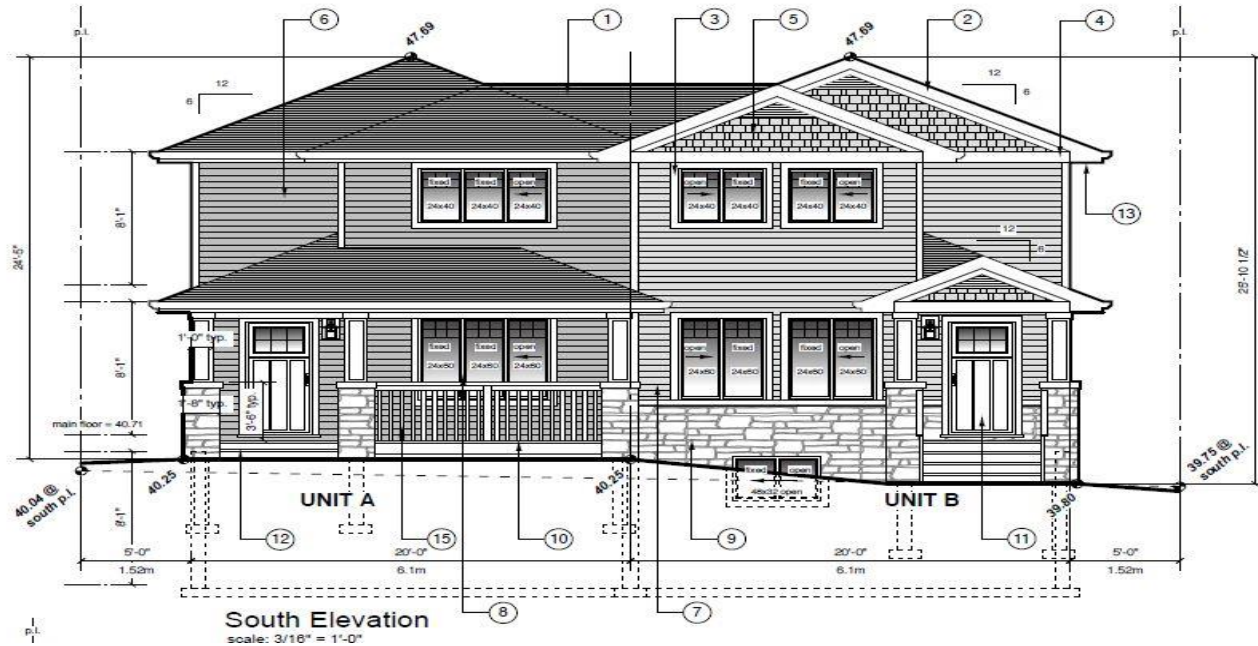


what we build

- Modest, high-quality homes
- 1,000 - 1,100 sq. ft.
- Multi-family units
- Customized as needed (e.g. accessibility)
- Built with a combination of construction staff, hired trades, and volunteers



how we build



next steps

- Habitat will work with the town on due diligence of the land
- Celebrate our inaugural donors- Co op Market Place and the Elks
- Support ongoing fundraising in the community
- Identify local builders and trades for tender
- Spread the word for two local partner families
- Family Recruitment meeting in spring/summer of 2018



thank you!

