

Housing That Works – 11 Ways

Let us help you find affordable housing through a consulting service with a low-cost barrier to entry that puts you in touch with experts in various fields to ensure your dream comes true.

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[Option 1 A live/work condo.](#)

Self employed at home single or couple. Either purchased or rented with the option to buy. These units are available in several forms

[Option 2 A live/work co-operative.](#)

Provide affordable housing in a location that employs people, access to low-cost food, transportation, and recreation as members of a co-operative. The property contains a building with a commercial floor and two storeys above for residential use, a parking space for a car share vehicle and a recreational backyard. Financially, the co-op is designed to be self-sustaining, with income from store sales, vehicle rentals, and member contributions covering operating costs. The initial capital costs are covered by

member shares, ensuring long-term sustainability. The value of the shares are not tied to the real estate market and members can live there forever or sell their share at any time.

Option 3 Office worker in major city.

Renting their own accommodation and with the savings they have, purchase a small property. Buy a cottage and rent it out, or just use it for personal use. This gets them into the market and, over time, the equity builds up and can be put towards their own home.

Option 4 Worker in a smaller town.

Rent a property that can be purchased in a manner that pays for itself. Study the income available by renting land and buildings and find out the price of properties that support those uses. For example, a small building zoned mixed use could contain a second floor apartment over a ground floor business.

Depending on the cash flow, the purchaser could live in the basement if it is suitably finished or use one store for their business. One entrepreneur rented a ground floor for his antique business near Toronto while the owner lived upstairs. He had a small bedroom and kitchen. He was able to purchase a property in cottage country and move his business there where the demand for his product was high and he liked living in the country.

Storage units are popular and are not too expensive to build. Used shipping containers are also available that sometimes are free when the owner finds it more expensive to ship back to the source country while new containers are readily available. A small property could be bought and the storage rented out. This could be anything from household goods to materials and equipment used in businesses such as construction, landscaping etc. There are many lots along main roads on the outskirts of towns that are not too expensive. Contaminated properties (from oil tanks, for example) no longer good for residential use could be bought at low price.

Option 5 University/college Grad Friends

Purchase an income property together. Renovate the house to allow multiple occupancy for students

The main barrier to home ownership is the capital cost. There are ways to reduce this. Take four students who have interests in different areas that are complementary. Each offers a way to provide services that will reduce the cost of a home. Start with a house that is baseboard heated; either a townhouse, semi or

detached. These homes are less expensive because buyers don't like the high cost of heating. Divide the necessary talents among the four. Real estate, finance, electrical and HVAC are the most important for buying and improving a property. These skills can be learned while studying and training and using the instructor/employer to assist.

Search for properties that will permit improvements before taking ownership. This way, the cost of improvements can be put on long term financing so that monthly costs are low. Rebates are available for energy upgrades that can minimize the upfront cost of improvements.

Obtain permission either through rezoning that is now supported by municipalities or in compliance with current codes that limit the number of kitchens in a home.

Obtain financial assistance through government grants and rebates.

Each of the four own 25% of the property. When the property has appreciated, it is sold and each gets their share

Option 6 Young and Old Partnership

Single or Couple with Senior Contact

Buying a portion of a house owned by a senior or receiving it as an inheritance gift. The younger person(s) live in a separate part of the home while providing social interaction with the elder resident. This requires a proper assessment of personalities and lifestyle to ensure the match is compatible. The property is put in joint tenancy with the option for the younger to purchase from the elder upon death.

If the senior considers living in a legal basement suite, heating and cooling is often a problem. It is too cold winter and summer. A separate ductless heat pump can be installed with separate temperature control that makes everybody happy.

Option 7 Home of Deceased

Rent with Option to Buy. Probate laws in Ontario were changed recently making probate more complicated. Real estate agents, in particular, are complaining they can't sell the home of the deceased for a year or more due to the laws. If anyone contests a will it takes even longer. There is an opportunity here. Rather than let the property be left vacant, which could mean the insurance is invalid, it could be rented out. Usually, the families don't want tenants because they may not leave or trash the property. But if a proper lease is arranged, it could be low rent for the tenant and give the beneficiaries peace of mind. It could also lead to the tenant purchasing the property.

Option 8 Unaffordable Housing

Affordable Housing List. Rental for seniors or those unable to purchase usually means finding an existing affordable or subsidized apartment. This can take time. The simplest approach is to sign up for affordable government housing well in advance of the need. The City of Toronto has a 23 year waiting list. Grey County has a 3 year list. A part of our business plan will be devoted to developing affordable rental units over time. A separate section is included in the business plan.

Option 9 Group interested in Tiny Homes

A community of tiny homes. For those interested in a larger scale project, tiny homes can be developed. Homework needs to be done to find properly zoned land and a source of small structures such as prefab units without basements. Combining small houses with arable land to grow food can be attractive to progressive municipalities.

Option 10 Low Cost Land

Religious Properties. Religious properties are zoned employment lands in most municipalities. A minor rezoning could make them mixed use and still permit the continued operation of the religion. Building housing on the parking lot area of the land with underground parking can create affordable housing without the cost of the land. Redeveloping completely could create a building that incorporates a chapel and other facilities for the religious organization.

Option 11 Family Succession

Additional Dwelling Units. Three-generation families can live on one lot by adding two dwelling units. The government of Ontario approved three dwelling units on all residential zoned land in 2022. A current couple who bought a house forty years ago can build two more units of 500 square feet each. The grandparents can take the end unit. The parents can take the original house with children still living with them. And a grandchild who is out working can take the middle unit. With modular construction, the rent to pay the mortgage, interest and taxes for the construction is about \$4000 a month split between the parents and the grandchild.

Robert's Story

Robert is sitting in a living room being interviewed by Faith. He is facing her and not the camera. The camera is viewing him from the inside of the room looking out through the windows to the yard.

During the interview, the camera pans around the room and zooms in and out of Faith. He stands up and looks out the window then turns around and sits back down.

ROBERT'S STORY

Where have you come from? Columbia.

What was your reason? To provide a better life for my family.

What is your goal? To become a Canadian citizen and contribute to society to make a better world.

How are you going to do it? I am following the 5 steps from the UAH program.

1. Find a place to rent
2. Get a job.
3. Apply for Permanent Residency
4. Determine the best option for buying a home.
5. Purchase a home within my means and help others do the same thing.

Where are you living now? In a house with other immigrants sponsored by a local church.

Where are you working? As an engineer for a consulting company.

How did you get the job? Through a member of the church who was looking to hire.

How do you make ends meet? I have set up a budget and a cash flow plan with milestone objectives.

What is your one, two and five year plan? PR, my own home and helping others.

Why bother helping others? God has given me a gift that I want to pass on.

How can anyone else get help? Email Unique Affordable Housing and ask for the introductory brochure. Or click on the link below.