



# Trillium Housing

Partnering with the City of Hamilton to deliver affordable  
ownership housing

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# Trillium Housing Projects in Hamilton

2



**Highbury**  
71 Townhouses. Target: Trillium  
Mortgage for 50% of buyers



**Winona**  
60 Townhouses. Non-Profit purchase  
of surplus Ontario land

## Our Projects

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Trillium Housing has two Hamilton developments.  
Both developments to be mixed developments.

Picardy: 71 unit town homes. Re-zoning  
scheduled for consideration June 3.

Winona: 60 unit town homes. Zoning approved.

# Development Charge Bylaw

4

Provides relief of Development Charges for Affordable Housing Projects.

Trillium Housing delivers “mixed” communities (City goal)

Trillium Housing’s “Affordable Housing Project” would deliver its housing affordability to approximately 50% of the purchasers - all income-eligible. .

Trillium Housing has requested that the City provide DC relief only for these purchasers.

Issue: City has interpreted the bylaw to equate “Affordable Housing Project” as the same thing as the overall development.

Trillium Housing requests Council to clarify the bylaw so that an Affordable Housing Project can be a subset of the total number units in a development.

**Affordable Home Ownership – Most cost effective delivery**



Trillium Housing requests that Council identify potential funding for the two Trillium Housing projects DC relief from the Reserve account recently provided additional funding as part of the year –end surplus allocation





# Trillium Housing Projects

6



**Highbury in Hamilton. 71 Townhouses.  
Target: Trillium Mortgage for 50% of buyers**



**The LOOP in Toronto. 62 Stacked Townhouses  
33 Trillium Mortgages. Construction underway.**



**Duffin Heights  
project in  
Pickering.  
Current design  
over 254 units.**



**Winona in  
Hamilton  
60  
Townhouses.  
Non-Profit  
purchase of  
surplus  
Ontario land**



# Trillium Housing Model



**Trillium Housing invests in conventional housing projects & reinvests its share of the profit in Trillium Mortgages.**

**Trillium Mortgages finance purchases by income-eligible families.**

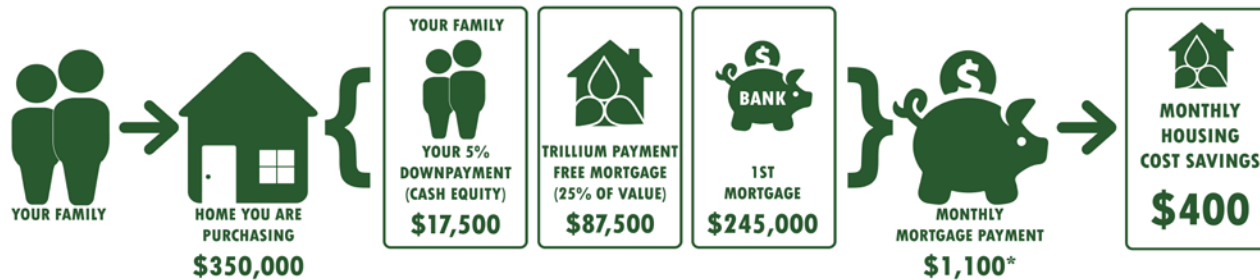
**The shared-appreciation Trillium Mortgage delivers housing affordability as it is PAYMENT-FREE until discharge.**



This is **good** for housing affordability

8

## YOU BUY ONE OF OUR BEAUTIFUL HOMES



## 5 YEARS LATER YOU SELL FOR \$420,000



\*MERIDIAN CREDIT UNION 5 YEAR FIXED RATE 2.59%

How Trillium Housing delivers housing affordability





This is **good** for housing affordability

9

| Housing Affordability RESULTS from Trillium Housing's The LOOP Project in Toronto |                  |                  |                  |  |
|---|------------------|------------------|------------------|--|
|   | <u>3 Bedroom</u> | <u>2 Bedroom</u> | <u>3 Bedroom</u> |  |
| Home Price Forecast   | \$528,900        | \$420,900        | \$551,900        |  |
| Downpayment (5%)  | \$26,445         | \$40,000         | \$37,595         |  |
| Trillium Mortgage   | \$122,455        | \$105,900        | \$214,305        |  |
| First Mortgage  | \$380,000        | \$275,000        | \$300,000        |  |
| Monthly Mortgage Payment*   | \$1830           | \$1,320          | \$1,442          |  |
| Household Composition   | 2+2              | \$1+1            | 1+3              |  |
| Household Income**  | <b>\$79,000</b>  | <b>\$46,000</b>  | <b>\$63,000</b>  |  |
| Monthly Housing Cost Savings From Trillium Mortgage                               | <b>\$585</b>     | <b>\$490</b>     | <b>\$1020</b>    |  |
| *Meridian 5 yr closed, fixed rate – 3.15% .                                       |                  |                  |                  |  |

At The LOOP, Trillium Mortgages were provided to 33 families.  
Average household income: \$66,000  
Average Reduction in Housing Cost: **\$480 PER MONTH**



- Significant positive financial impact for the family
- Home ownership offers a strong savings tool
- Homeownership can insulate homeowners from cost fluctuations in rental markets and tenure
- Owned homes provide families equity to draw on over the long term
- Particularly important for low and modest income families

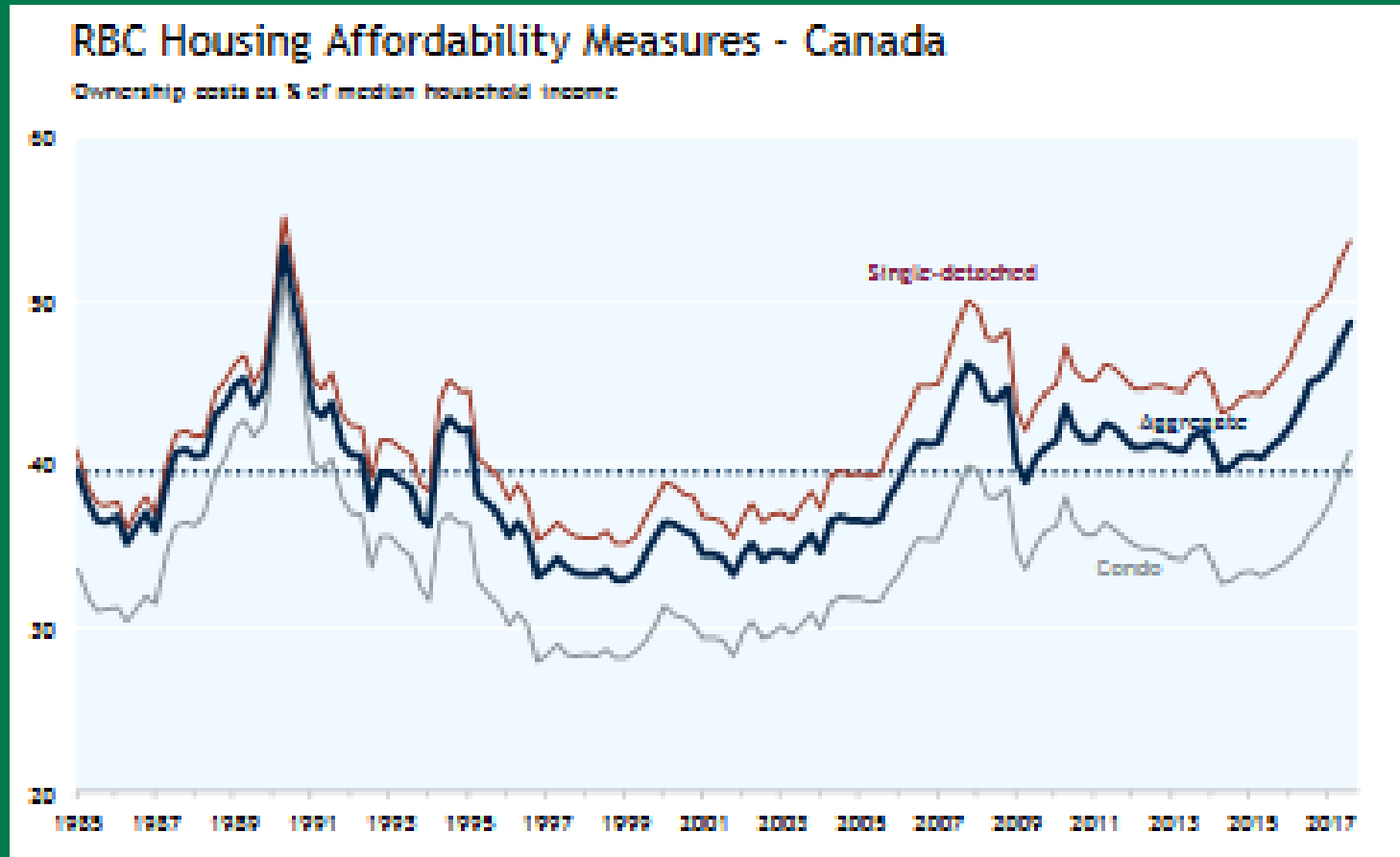


### Research on benefits of access to housing:

- Added security of tenure and cost stability
- Improved outcomes for Children – well-being, school performance, participation in activities
- Improved health and well-being
- Positive community and neighbourhood impact



This is the **problem**.

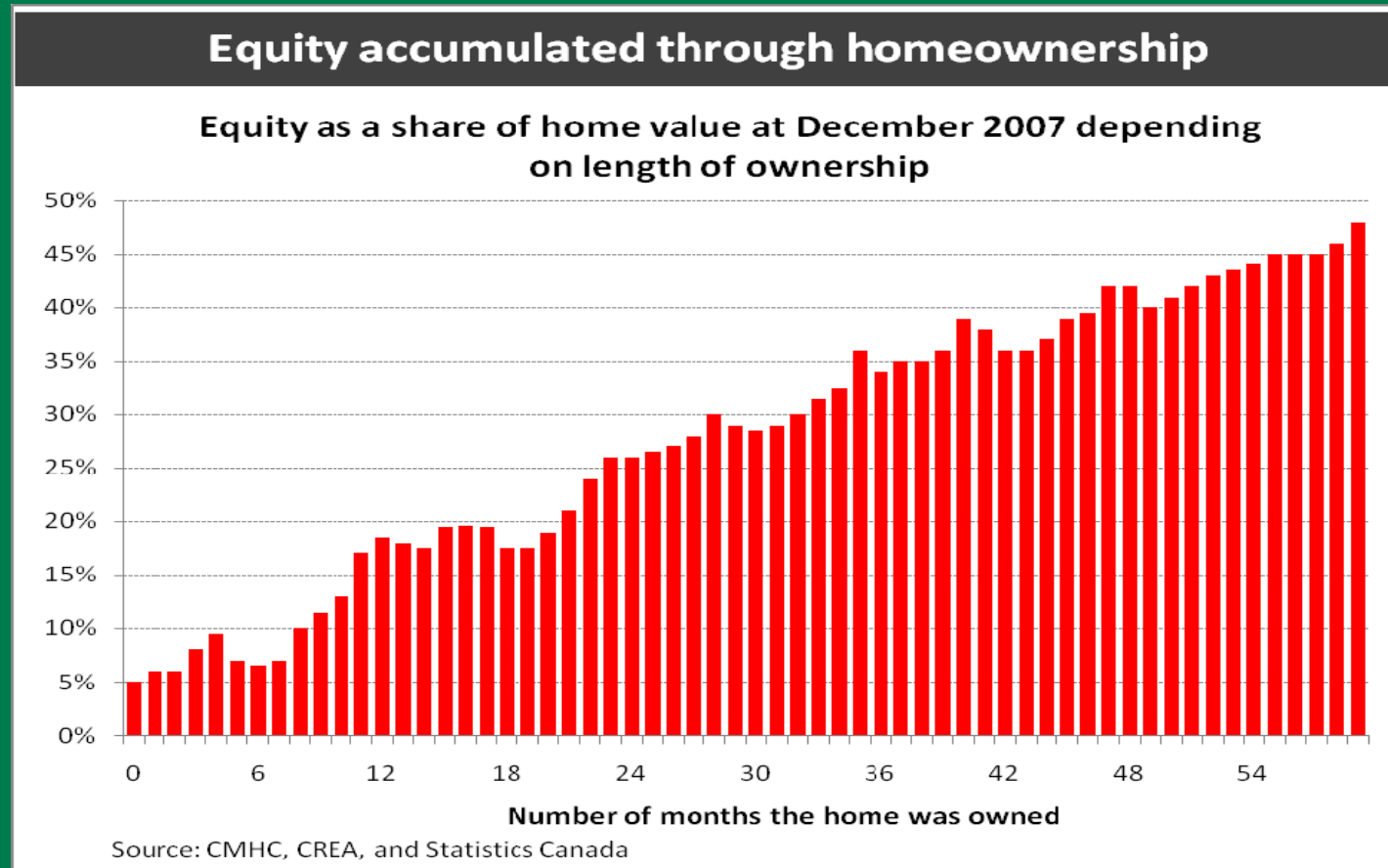


Across Canada, ownership costs as a % of income are increasing





# Housing is **good** for Building Family Equity



Accumulated Family Equity in a home after 5 years: **48%**

