



Housing **Forever** Bonds

Preserving and expanding **affordable** housing

Centretown Citizens Ottawa Corporation (CCOC)
Ottawa Community Land Trust (OCLT)

We acknowledge that the land on which we live and work is the traditional unceded territory of the Algonquin Anishinaabeg Nation.



The short story

The Problem

We're in a housing crisis.

We lose 31 affordable homes in the private market for every new affordable unit built.

We need to create at least 5700 – 8500 housing units for low- and moderate-income households in Ottawa by 2029.



We're raising
capital in the
Capital.



The Solution

The Ottawa Community Land Trust (OCLT) and Centretown Citizens Ottawa Corporation (CCOC) envision acquiring and building more affordable homes – and placing these assets under community ownership – forever.

With your investment in Housing Forever Bonds,
we can make affordable housing in Ottawa a reality,
forever.

OTTAWA COMMUNITY LAND TRUST

Founded in 2021

**growing a community-
owned portfolio –
for community benefit**



Identifying resources to:

- Acquire buildings - with modestly affordable housing
- Secure land - for the purposes of affordable housing development (in partnership)

To scale existing community housing sector

- Focus on asset management and ownership
- Partner with (lease to) experienced non-profit and co-op operators



Centretown Citizens Ottawa Corporation

Housing the community since 1974



Mission

- To create, maintain and promote housing for low- and moderate-income people.

About CCOC

- A non-profit landlord with 54 properties in 8 Ottawa neighbourhoods
- 1687 affordable housing units in Ottawa + 200 in development
- Mixed-income: about half of CCOC tenants have a rent subsidy.

Our Joint Goal:

OTTAWA
COMMUNITY
LAND TRUST



Centretown Citizens
Ottawa Corporation

In 2025, we will together approach the community to raise **\$25 million** in community bonds.

Of this goal, CCOC will raise **\$15M** to allow CCOC to seize strategic purchase opportunities and to get new projects shovel-ready, positioning them to attract long-term financing.

Of this goal, OCLT will raise **\$10M** to strengthen its revolving fund, enabling the continued acquisition of multi-unit residential properties.



Tapestry
COMMUNITY CAPITAL

What are community bonds?

Community bonds are a proven social finance tool (interest-bearing loan) that allows individuals and organizations to invest in impactful projects, while earning a financial return



Credits: Tapestry Capital

Investment Options:

Bond Series A

3 Years

2.75%

Interest paid at maturity

Minimum investment:

\$1,000

Bond Series B

5 Years

3.0%

Interest paid annually

Minimum investment:

\$5,000

Bond Series C

7 Years

3.5%

Interest paid annually

Minimum investment:

\$50,000

Bond Series D

5 Years

3.0%

Interest paid annually

Minimum investment:

\$10,000

RRSP/TFSA eligible*

***Both organizations are offering the same bond options, except Bond Series D is offered exclusively by CCOC. Each organization has its own investor package and will issue bonds separately.**

How do we approach this work?



OCLT's 1st acquisition: Kirkwood Avenue (2023)

- 6-units - rents well below Average Market Rent
- Short-term: acquired via bank's line-of-credit
- Long-term: how to finance?
 - mortgage
 - public funds (City of Ottawa)
 - philanthropy (anonymous gift)
 - ***Housing Forever Bonds (community bonds)***



OCLT's Revolving Fund

1. ISSUE BONDS

The revolving fund is financed with community bonds



2. ACQUIRE PROPERTY

Bond funds are used to acquire properties quickly and flexibly



3. SECURE MORTGAGE

In 6 to 12 months a low-cost mortgage is put in place



4. BOND FUNDS FREED-UP

With mortgage in place, bond funds are used for another acquisition



5. BONDS REPAYED

When bonds mature they are repaid using long-term replacement financing and OCLT income



OCLT's use of Housing Forever Bonds

Housing Forever Bond proceeds assist in:

1. short-term bridge financing (Revolving Fund), as other potential sources of capital are assembled, avoiding more costly loan facilities (e.g., line-of-credit)
2. short to medium-term patient capital, complementary to a primary mortgage



OCLT's future acquisitions



- Currently - we are completing due diligence to acquire a 30+ unit building in early 2026 (*Housing Forever Bond sales will be used immediately!*)
- With \$10m in bonds sales, OCLT will have up to \$12.1m available for acquisitions in 2026 – and enable acquisition of over 200 units by 2031.
- OCLT's acquisition activity is guided by the organization's **Acquisition Policy and Decision Matrix** tools

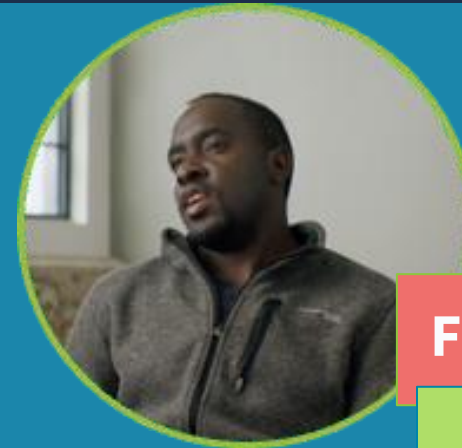


Lucie

OCLT Tenant

The colourful garden behind her six-unit apartment on Kirkwood Avenue has been a little oasis for Lucie Huneault. After 20 years as the building's super, she's thankful she won't have to move. (Elyse Skura, CBC)

It's like security... it keeps the community stable, people know they have somewhere to call home...



Frank

OCLT Tenant

CCOC's use of Housing Forever Bonds

Housing Forever Bond proceeds will go towards:

a) Acquisitions - \$10 million

b) Pre-Development - \$5 million



Acquisitions

- Bond proceeds will be used as a low-interest second mortgage financing on a property acquisition/s



Pre-Development

Bonds will act as bridge funding to cover pre-development costs for CCOC's development pipeline, including:

- 64 units at Presland Road (Overbrook)
- Up to 65 and 191 at Redevelopment sites A and B (Centretown)
- 96 units at 574-578 Bank Street (Glebe)





Invest in Housing Forever Bonds Today!



Questions?

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www.housingforeverbonds.ca

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