

AH4.2.5



The Project

The scale of the project will provide cost efficiency and affordable rental rates. The all inclusive estimated cost of \$39.5 million or an average unit cost of \$158,000 provides larger apartments in a cost effective manner within a very expensive construction environment. The scale of the development may permit AT HOME to develop an internal rental subsidy with 75% of the units at least 20% below the CMHC Average market rent for the area and 25% of the homes at Rent Geared-to-Income levels. With government funding, private mortgage financing and the AT HOME fund raising efforts, AT HOME will deliver an affordable project providing decent affordable housing to the East York East Toronto community.

Who we are

AT HOME is organized for success. The Board of Directors includes seasoned experts in all the necessary fields of property development, construction, property management, social services and fund raising. AT HOME is working in association with the Daniels Corporation, a highly experienced development firm that has constructed non-profit projects in the Greater Toronto area for more than 20 years. Community first Developments Inc., experienced in the development and management of non-profit housing, will coordinate the development on behalf of AT HOME.

For more information contact:

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AT HOME

in East York
Non-Profit Housing
Corporation

Building
Affordable
Housing for
East York
East Toronto

Our Proposal

AT HOME in East York Non-Profit Housing Corporation (AT HOME) is proposing to develop and build a 250 unit non-profit housing project in East York East Toronto. The development has a specific mandate to provide decent affordable housing for mother-led households currently living in the East York East Toronto community. It will also provide support services for singles, seniors, one and two parent families and individuals facing physical and mental challenges.



Our Community

East York East Toronto Family Resources (EYET), the founding Board of the AT HOME Corporation, is a highly respected and experienced agency that has provided services to families living within the community for more than 25 years.

Through their work with families seeking housing assistance, EYET has learned that more than 80% of these families report an annual gross income of less than \$20,000. Affordable housing for these families would mean apartments renting for \$500 per month. With rental rates 2 to 3 times greater than the affordable level, the demand for larger units is growing and more than 65,000 households on the City of Toronto's waiting list for affordable housing, the need and demand for the AT HOME project is clear and distinct.

Our Approach

Decent affordable housing with the necessary support services is essential to the healthy development of children and families. AT HOME has reviewed the development with representatives at all levels of government and community based organizations and has received unreserved support.

The development will be holistic in its approach. At street level, the complex will include a "Social Services Mall" permitting agencies supporting residents in and around the complex to locate within the community they serve. The building will meet the predominant need for larger family apartments but will also incorporate bachelor and one-bedroom units. AT HOME is actively seeking development opportunities at various locations throughout East York East Toronto to continue their award winning program. With recently announced government funds the project can move forward very quickly.

