

# Affordable Home Ownership Program



Who we are, what we do and how  
your community can get involved

# About Habitat for Humanity NWT

- Non-profit organization. Not an arm of government
- Established 2013
- Up until 4 years ago, run entirely by volunteers
- Now have 2 staff
- Primarily funded through CMHC, government grants, and donations
- Built 10 homes – 7 in past 4 years
- Dettah, Hay River and Yellowknife



# Our place in the housing continuum...





We provide a hand up  
— not a handout — to  
working families who  
want to own their own  
homes. We believe  
every person deserves  
to have secure, stable,  
affordable housing.



*Sue became a new homeowner in 2023. She lives in Yellowknife with her 5 children and 1 grandchild*

# Key Features of Program



- We partner with families from application through construction, extending to after the keys have been handed over.
  - We help the families learn about personal finances, mortgages, and maintenance and upkeep of homes
- Mortgage payments capped at 30% gross family income
- No down payment required
- New homeowners contributes 500 volunteer hours (Family and friends can help and donate hours!)
- Habitat invests mortgage payments into a revolving fund, used to build more houses
- The longer the home is owned, the more equity homeowner earns
- Partnership with Habitat is an in-depth process, requiring hard work, time and dedication

# Benefits of Habitat homeownership



# Myths vs Facts

1

**MYTH:** Habitat for Humanity gives away free homes

**FACT:** Habitat homeowners pay an affordable, interest-free mortgage based on total household income and contribute 500 volunteer hours

2

**MYTH:** Habitat homeowners must live in social housing or be receiving assistance

**FACT:** Our goal is to help families be successful. While assistance can be part of your income, there is a set of criteria people must meet to apply

3

**MYTH:** Homeowners can just flip or sell the house and make a profit

**FACT:** There are systems in place to prevent this. Habitat has first right of refusal to purchase the home back if homeowner decides to sell.







# Habitat provides families with the opportunity to invest in themselves.

With a decent and affordable place to live, families benefit from the foundation of economic independence and can invest in themselves.

- ✓ **Helps bridge the income inequality gap**
- ✓ **Allows families to transform rent to monthly payments and build equity**
- ✓ **Is a critical step on the housing continuum**
- ✓ **Brings communities together and creates more inclusive and diverse communities**



# Eligibility



in need of  
better  
housing



willing to  
partner with  
Habitat

able to make  
affordable  
mortgage  
payments



# Eligibility

- Willing/able to complete 500 volunteer hours: building home and/or in community
- Spending more than 30% of income on housing and/or current home is unsafe or unsuitable for your family (too small, unsafe, needs major repairs)
- One adult in home employed full time
- Children under 18, or other dependents, living at home
- Decent credit – credit check will be done
- Responsible debt management

# Start to Finish...







# COMMUNITY PARTNERSHIP

Interested in a build in your community?

# Building in more NWT communities

- In-kind donation of suitable building lot (keeps build costs down)
- Residents who would like to own an affordable home; fit application criteria
- Availability of local contractors
- Volunteer opportunities for homeowner family
- Ideally, a community where homeowner has opportunity to sell home and earn equity
- Habitat is discussing other potential ways to partner with Indigenous governments and communities to build more affordable housing





# Thank you!

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