

Redwood Park Communities™ and Community Builders™ have partnered together to launch a new housing initiative to provide safe and affordable housing for low-income individuals and families, by installing second suites in the homes of proactive property owners like you.

WHAT IS A REDWOOD SECOND SUITE™?

A Redwood Second Suite™ is a secondary dwelling unit in a single dwelling house, typically as a basement apartment but can be installed on any floor of the house or in a converted detached garage. These rental apartments have their own entrance, kitchen, and bathroom. The space is rented out to Redwood Park Communities™ who pays the homeowner directly for the amenities.

HOW DOES IT WORK?



Fill out the **online questionnaire** at redwoodparkcommunities.com



Meet with The Community Builders™ to discuss details and cost estimates



File the Paperwork: Community Builders™ will complete the necessary permits (Zoning Compliance Certificate, Building Permit, Registration Certificate) on your behalf (after authorization)



Apply for Funding: Community Builders™ will assist in determining eligibility and in applying for forgivable loans, government grants, and city tax rebates



Construction: Community Builders™ will construct the suite and schedule all necessary inspections



Being a Landlord

Finding an Occupant: *Your tenant is Redwood Park Communities™, whose coordinators will independently assign pre-screened occupants to your suite and consistently keep it occupied*

Rent: *Redwood Park Communities™ will make the rent payments to you with automatic direct deposits, in an amount decided upon between you and Redwood Park Communities™*

Responsibilities: *Maintain a safe and healthy environment for your occupants (assistance will be provided where needed)*

Personal Involvement: *Since all transactions are done through Redwood Park Communities™, you can be as involved with your occupant as you see fit, based on your own comfort level*

If Something Goes Wrong: *Community Builders™ will repair any damages (above and beyond normal wear & tear) caused by the occupant at no additional cost to you*

BENEFITS

To YOU (The Property Owner)

- Additional rental income
- Potential tax deductions under the Income Tax Act
- Increased property value
- Increased mortgage financing and/or ability to pay down mortgage faster
- Potential for more funding by contracting with us rather than independently
- Opportunity to be a part of the solution to the lack of affordable housing
- Landlords are walked through the process step-by-step and free from the paperwork and property management duties

To OUR COMMUNITY

- Increases affordable housing stock by contributing to the City of Barrie's plan to create **840** new affordable housing units and Simcoe County's goal of **2685** units, by 2024
- Decreases the wait time for social housing
- More individuals and families able to afford housing and avoid homelessness
- More families out of shelters and into housing
- Improves the health and well-being of our community and society as a whole



For more information about this project or how to enrol, please visit redwoodparkcommunities.com