



PROPERTY  
MANAGEMENT  
SERVICES



RAS

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- RAS provides property and facility management services **nationwide** for the following areas:
  - Non – Profit Housing
  - Mortgage Enforcement & Insolvency
  - Wealth Management, Estate & Trust Services
  - Corporate Relocation
  - Commercial & Multi Residential Real Estate
  - Institutional Real Estate
- Head office is in Markham, Ontario with an office in Quebec and an office in Calgary



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## A sample of Clients:

- BDO
- BMO
- Business Development Bank of Canada
- CBRE
- CMHC
- Deloitte
- First Canadian Title
- First National
- Fuller Landau
- Genworth
- HSBC
- Macquarie
- Manulife
- Royal Bank Commercial
- Tangerine
- TD Bank



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## **Potential Solutions for Non – Profit Housing**

- Government should provide incentives to landlords to make rental housing more energy efficient - including when tenants pay for utilities.
- Innovative financing through affordable home ownership.
- Subsidize the purchase cost of land for co-operatives, or for developers to construct mixed-housing developments.
- Create investment funds for affordable housing, allowing Canadians the option to invest their earnings in a fund that will grow affordable housing units.
- Partner with private sector initiatives that are taking action to provide housing for individuals and families at-risk of or experiencing homelessness.





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- Find innovative ways to repurpose urban properties so they are accessible to seniors who wish to age in place.
- There is a need for rent-geared-to-income, mixed-income and mixed-used models to promote social housing sustainability.
- More supply of affordable housing, including more rental housing, would provide Canadians with more housing options and would help reduce social housing waiting lists.
- A financing or CMHC lending authority could provide low-cost financing and investment for the social housing sector, which would help reduce (re)development costs, and yield new opportunities for social investment.
- Establish a combined housing bank and foundation to provide low-cost financing, bridge financing and other investments for new construction, the rehabilitation of existing social housing stock, and the redevelopment of sites. The institution could attract additional social investments from other stakeholders and trusted entities such as pension funds, charitable foundations and investment banks.
- Establish an ongoing capital repair program for existing and future social housing stock.
- Grant or donate public lands through a federal surfeit program.



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- **Renew expiring operating agreements with existing social housing operators, extend current operating agreements and project-based subsidies, or devise strategies for transitioning these facilities to new operating models to preserve existing affordable housing units.**
- Diversifying affordable housing options through the provision of targeted, portable rent allowances that permit households to choose where they want to live and **encourage private rental developers to build and maintain rental housing.**
- The existing social housing portfolio must be modernized and sustained.
- Building materials and construction techniques are appropriate, sustainable, durable and affordable for northern and remote communities.



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- Improve the skills and knowledge capacity in northern and remote communities for housing design and construction, maintenance, and repairs.
- Provide life skills training, in partnership with local public education systems, in areas such as housing literacy (e.g., homeownership, accessing a mortgage, home safety, mold, heating, air circulation, insulation), trades training, energy efficiency retrofits, housing construction, general maintenance, and home repairs.
- Establish regulations and incentives to discourage long-term rentals from being converted into short-term rentals. Landlords could be offered tax rebates for reserving units for long-term rental contracts that provide security of tenure to renters.
- Encourage municipalities to adopt inclusive zoning practices that allow for the construction of mixed housing developments.

Source: [www.letstalkhousing.ca/pdfs/what-we-heard](http://www.letstalkhousing.ca/pdfs/what-we-heard)



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- Municipalities can use inclusionary zoning to require developers to make 30 per cent, 50 per cent, or 100 per cent of new units of a development affordable and family-friendly, creating mixed-income communities.

## Grow Home — Montréal, Quebec

### Goal

- Create an affordable ownership housing form where the interior can be adjusted or modified incrementally to match the space requirements and financial situation of the homeowners.

### Target Group

- Low- to moderate-income households.

### Synopsis

- The Grow Home is a three-storey townhouse that is 4.3 metres (14 feet) wide and contains approximately 93 m<sup>2</sup> (1,000 sq. ft.) of space. The Grow Home begins with a small living room, dining room/kitchen, bathroom, and one or two small bedrooms on the second floor. At the time of purchase, the Grow Home's upper floors are not partitioned. As the homeowners' need for space increases and their financial condition improves, they can progressively adapt the house — in whatever way they choose. For example, the owners may turn the un-partitioned space into another bedroom, a larger living area, or maybe a home office.





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- We could impose an additional levy on properties bought through offshore companies, or owned by non-residents or non-Canadian taxpayers, as UBC economist Joshua Gottlieb has proposed.
- Zurich has no housing crisis because the city responded to a shortage years ago by offering interest-free loans to buy land for co-operative housing. Today, a quarter of the city's housing is not-for-profit, 80 per cent in private housing co-operatives.
- An eco-village places more emphasis on sociable, pedestrian-friendly designs, habitat protection and solar energy and Passive Homes than a conventional development. We should train people how to become their own developers, forming eco-village development co-operatives, raising the money needed and navigating the complex world of zoning and development approval.

**Source:** [/Opinion/2016/12/10/Eight-Solutions-Canada-Housing-Crisis/](#)



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## Tax on homes bought through offshore tax-havens





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- Cities can legislate rent controls, as New York has done since 1938, and as Stockholm and Berlin are now doing to try stop rental price inflation, though their experience shows that unless the regulations are well enforced landlords will find a way to skirt the rules, and the controls can cause a thriving black market.
- **Adding to the muddle, developers of new rental properties need a financial incentive to build, so unduly restrictive rent controls may inhibit the very thing we need, which is more affordable rental units.**
- Could use federal money to offer zero-interest capital loans for developers who build 50% or 100% rental buildings, and for housing coops. The BC government lends at 1% for the property tax deferral program for seniors.
- Vancouver has 10,000 empty condos, while 1,750 people are homeless (3,700 in Metro Vancouver). Victoria has a further 1400 homeless people. London (UK) has 50,000 empty properties, and 6,500 homeless. There's something deeply wrong with this picture. Across Canada, up to 35,000 people live in shelters or on the streets.
- Land being purchased for affordable housing could be placed in a newly created Affordable Housing Land Reserve, operating as a Community Land Trust, through which the land would be taken off the market forever, but the homes could still be bought and sold for residential purposes.



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## Passive Homes

- To tackle the climate crisis we need—among other things—to eliminate the use of fossil fuels, in part by using 100% renewable energy in new buildings. Passive Houses reduce heat-loss by 90%, thanks to their extra-thick insulated walls and triple-glazed windows, and they need no heat-source apart from a small electric heat-recovery ventilator. They are zero-emission homes.
- Based on experience in Victoria, where Rob and Mark Bernhardt are building Passive Homes, they cost only 4.4% more. With no heating bill, the small extra cost can be easily absorbed into the financing. In Brussels, Belgium, since 2015, every new building, large or small, has been required to be built to the Passive House standard.
- A growing number of people want more than to live in an affordable home. **They want to live in an ecologically sustainable community where they can share, grow food, and develop projects together.**
- **Source:** [thepracticalutopian.ca/2016/12/03/canadas-housing-crisis-twenty-two-solutions/](http://thepracticalutopian.ca/2016/12/03/canadas-housing-crisis-twenty-two-solutions/)



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- Build strong social programs for the 21st century and for the next generation of Canadians.
- As federal social housing operating subsidies expire, renew funding for public, non-profit and co-operative housing providers. This will ensure that rents remain affordable for tenants in the long term.
- Target grants for capital repairs, retrofits and maintenance of public, non-profit and cooperative housing providers who need it.
- Commit long term funding so that social housing providers can leverage their assets and secure equity financing for capital renewal, retrofits and redevelopment, thereby helping more Canadians access quality affordable housing.
- Source: [www.chfcanada.coop/eng/pdf/joint\\_statement2016\\_housing](http://www.chfcanada.coop/eng/pdf/joint_statement2016_housing)





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