

Segal Construction is committed to addressing Ontario's housing crisis by building affordable, energy-efficient homes through innovative public-private partnerships. In alignment with Bill 23, More Homes Built Faster Act, we are delivering homes at or below Ontario's Affordable Purchase Price for detached homes, supporting the province's goal of 1.5 million new homes by 2031. Our goal is to provide attainable housing for first-time buyers, retirees, and workers.

## **FLEXIBLE LIVING FOR EVERY STAGE OF LIFE**



### **First-time buyers**

Accessible, affordable homes designed to help buyers enter the housing market.



### **Retirees**

Single-level, accessible homes, perfect for those looking to downsize.



### **Worker housing**

Ideal for municipalities in need of temporary or permanent accommodations for local workers.

**INNOVATIVE HOUSING SOLUTIONS TO  
ADDRESS THE HOUSING CRISIS IN ONTARIO**

**OUR HOMES ARE RISK-ADJUSTED TO MEET DEMAND,  
MINIMIZING INVESTMENT RISKS WHILE OFFERING  
FLEXIBILITY TO MUNICIPALITIES:**



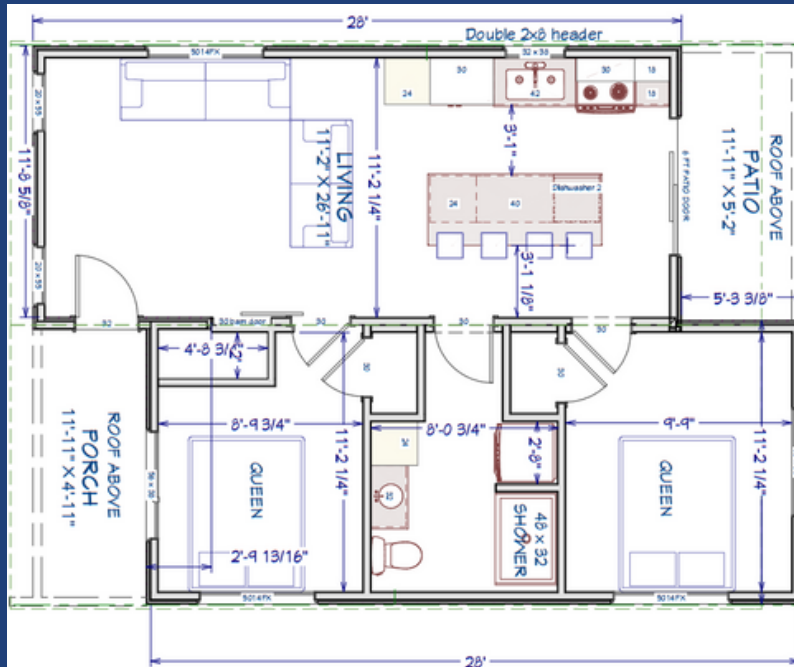
Low initial cost of investment to phase construction based on demand..

Prefabricated construction ensures cost efficiency and high-quality standards.



Rapid deployment ensures homes are built quickly, allowing communities to grow without delay.

**A SMART INVESTMENT FOR HOMEOWNERS  
AND MUNICIPALITIES**



With a 10% IRR over 30 years, this model is a smart, long-term investment for both buyers and municipalities, backed by a Tarion warranty for peace of mind.

**IF YOUR COUNCIL IS INTERESTED IN BEING PART OF THIS MOVEMENT, I WOULD APPRECIATE A COMMITMENT IN ONE OR MORE OF THE FOLLOWING AREAS:**

My ambitious goal for 2025 is to build 1,000 units, starting with phase one, which includes developing five compact communities across Ontario. Three municipalities have already signaled a willingness to partner, leaving two remaining spots for municipalities interested in addressing housing needs through this innovative solution.



## THE ASK

### **Facilitating Construction:**

Support by adopting flexible bylaws to streamline development, modeled after successful strategies from municipalities south of the border.



### **Access to Land:**

Providing access to serviced or unserviced land that is suitable for the project.

### **Financial Support for Services:**

A commitment to provide or finance essential community services such as roads, drainage, street lighting, and electrical infrastructure.



### **Mutual Non-Disclosure Agreements (NDA):**

Given the unpaid time invested in developing this scalable model, I request mutual NDAs to protect intellectual property and sensitive information shared during our discussions.



 **Contact Us**

Contact Us Today

To learn more to explore how your municipality can partner with us and bring this innovative housing solution to your community, contact our sales team:

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