

# Housing Forever Bonds

## Term Sheet



Centretown Citizens  
Ottawa Corporation

### Campaign Purpose

Two leading Ottawa non-profits, the Ottawa Community Land Trust (OCLT) and Centretown Citizens Ottawa Corporation (CCOC), have come together to launch a bold new initiative - The Housing Forever Bonds campaign - uniting their missions to protect and expand affordable housing in Ottawa.

The capital raised from the Housing Forever Bonds sales will be used as:



Low-interest second mortgage financing to help CCOC acquire and preserve more than 50 affordable homes in Ottawa and move forward with the development of new affordable homes.



Capital for OCLT's revolving acquisition fund - empowering it to make rapid acquisitions when affordable rental properties come up for sale and are at risk of becoming unaffordable if purchased by other investors.

#### Bond Series A

3 Years

2.75%

Interest paid at maturity

Minimum investment:

\$1,000

#### Bond Series B

5 Years

3.0%

Interest paid annually

Minimum investment:

\$5,000

#### Bond Series C

7 Years

3.5%

Interest paid annually

Minimum investment:

\$50,000

#### Bond Series D

5 Years

3.0%

Interest paid annually

Minimum investment:

\$10,000

RRSP/TFSA eligible\*

**Note: Series D is exclusively offered by CCOC.**

**Selling Period:** September 17, 2025, to September 17, 2026 (unless the Maximum Aggregate raise is reached before that date).

**Total Offering:** \$25 million

- CCOC will issue \$15 million
- OCLT will issue \$10 million

**Maturity:** Bonds will mature 3, 5, or 7 years after the date of purchase.

**Rank:** All OCLT 2025 Series A, Series B and Series C Housing Forever Bonds will rank equally with each other, as well as the other bonds previously issued by OCLT, but will rank subordinate to any mortgage from a commercial lender, vendor take-back mortgage, and any bonds issued in the future that are RRSP/TFSA eligible.

All CCOC 2025 Series A, Series B and Series C Housing Forever Bonds will rank equally with each other, but will rank subordinate to the RRSP/TFSA eligible Series D Bonds and any commercial lender.

**Transferability:** All Bond series are transferable to another bondholder with approval from the relevant Board of Directors and a \$100 administration fee.

**Security:** Repayment of all OCLT 2025 Housing Forever Bonds will be secured by charges registered on the Real Property held by OCLT, as soon as it is practically possible to do so, subordinate to any mortgage from a commercial lender and any bonds issued in the future that are RRSP/TFSA eligible held by a trustee appointed by OCLT pursuant to a Trust Agreement for the benefit of all OCLT bondholders.

CCOC Bonds issued under this offering are secured by charges registered on the property owned by CCOC located at 20 Robinson Avenue, Ottawa for a total of \$7,500,000. The first of these charges will fully secure all registered (RRSP/TFSA) bondholders (Series D investors) for no more than \$2 million and the second charge (a minimum of \$5.5 million) will secure non-registered (Direct) bondholders purchasing Series A, Series B and Series C bonds.

**Fees:** Management of funds raised, including interest payments, tax slip disbursements and maturity events for the lifetime of all bonds issued, will be managed by Tapestry Community Capital, CCOC and OCLT, estimated at 0.5% of total raise.

For more information



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