



For immediate publication

***Access to home ownership now easier and more affordable
in the Notre-Dame-de-Grâce district !***

Montréal, June 17, 2008 – Located in the heart of Benny Farm, Trilogis Monkland, the newest development of the *Société d'habitation et de développement de Montréal* (SHDM), offers brand new condos, varying in size from one to four-bedroom, at unbeatable prices. The condos will be sold at prices ranging from \$90,000 to \$155,000 including taxes and after the application of the experimental subsidies from the access to home ownership program of the City of Montréal, the land subsidy and the 10 % Accès Condos purchase credit.

The SHDM is able to offer these condos at such low prices thanks to the favourable acquisition of land for a symbolic sum of \$1 from the federal government, all within the framework of its strategy against homelessness and the Government of Canada interdepartmental partnership. This partnership includes Human Resources and Social Development Canada, Public Works and Government Services Canada, the Canadian Mortgage and Housing Corporation, and the Canada Lands Company Limited. This initiative offers community organizations the possibility of acquiring surplus federal real estate property to help meet the needs of the homeless or individuals at risk of becoming homeless. As a result, surplus real estate properties can be converted into affordable, permanent housing developments, as is the case with Trilogis Monkland.

“By making surplus federal real estate property available to projects like Trilogis Monkland, federal goods get a second lease on life while providing affordable solutions for the benefit of the community,” stated the Honourable Michael M. Fortier, Minister of Public Works and Government Services, speaking on behalf of the Minister of Human Resources and Social Development, the Honourable Monte Solberg.

Those wishing to purchase a new condo from Trilogis Monkland must meet certain criteria:

- Not have owned a home over the past five years
- Purchase the property to live in it
- Have income that does not exceed:
 - \$35,000 for a single person
 - \$45,000 for a household without children
 - \$50,000 for a household with no more than two children
 - \$60,000 for a household with three or more children.

Given the undeniable popularity of Trilogis Monkland's 98 condos, a selection process has been established and units will be allocated to eligible buyers with priority given to households that:

- Are from the Notre-Dame-de-Grâce borough
- Are currently tenants and wish to purchase their first property
- Have at least one child
- Have an annual gross income of \$40,000 or less.

To preserve the affordable nature of these family housing units over the long term, certain mechanisms have been set to control the resale prices for a ten year period.

“This project is in line with the adoption of the family policy by our administration. The experimental grant of our access to home ownership program targets specifically low-income families. Trilogis Monkland was developed within the framework of this program thus giving families a unique opportunity to have access to home ownership at the most affordable prices,” said Cosmo Maciocia, the member of the City of Montréal’s Executive Committee responsible for housing.

Trilogis Monkland consists of 113 units, 15 of which are reserved for Groupe Tango for persons with reduced mobility. It is located in three building ensembles, one of which has six stories with 42 units, including four townhouses with private entrances. The two first floors are exclusively reserved for the 15 units for Groupe Tango, while the third to sixth floors fall under the Accès Condos program. The two other building ensembles are also Accès Condos and feature three and a half stories; 48 of the units have their façade on Prince-of-Wales Avenue and eight units face Monkland Avenue. All have a wood structure and brick exterior. Each unit has a balcony or garden-level terrace.

“I am extremely pleased to welcome a second Accès Condos project to our borough. This project is an important part of the revitalisation of the Benny Farm site and, given the success of the west side, I am convinced that this outstanding project for the families of Notre-Dame-de-Grâce will meet everyone’s expectations,” asserted Michael Applebaum, mayor of the Côte-des-Neiges–Notre-Dame-de-Grâce borough.

Trilogis Monkland is located close to Benny Park as well as Monkland Avenue in the Notre-Dame-de-Grâce district. The architecture’s contemporary lines and the earth tones integrate seamlessly with the Benny Farm environment. More than 60% of Trilogis Monkland condos are three and four bedrooms, making it the real estate development choice for families of Notre-Dame-de-Grâce. The average condo size is 1,112 square feet and the development has 98 interior parking spots. The sales office is located at 4255 Prince-of-Wales Avenue, Condo 704, and opens as of 1 p.m., June 21.

The SHDM is a non-profit organization whose mission is to contribute to the development of the territory through the establishment of structuring and promoting real estate interventions that target financial self-sufficiency. It is the real estate arm of the City of Montréal and a privileged partner in the implementation of its policies and the achievement of its objectives.

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For information:

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For registrations and sales :Go directly at 4255, Prince of Wales, app. 704, Montreal