

Housing Services Division

Capital Strategy

In June 2002, Regional Council adopted a Housing Supply Strategy in response to the call from the public, area municipalities, the business community, and other stakeholders, to respond to the need to increase housing choices and options for low and moderate-income households in the Region. In June 2003, Council agreed in principle to participate in the first phase of the Federal-Provincial Community Rental Housing Program (CRHP) and to set aside up to \$7.5 million from the Social Housing Reserve for the Region's contribution to this program.

Specifically the Housing Supply Strategy calls for the Region to create 100 units of affordable housing each year, and to contribute to the development of another 100 units by the non-profit and private sectors each year. The limited financial contribution by the federal and provincial governments has made it difficult for the Region to fully implement its Housing Strategy.

Currently, federal and provincial housing officials are discussing new capital funding initiatives to develop affordable housing. The results of these discussions could significantly improve the Region's ability to deliver and partner in the production of affordable housing, as directed by Council. Given the uncertainty of Federal and Provincial funding it is difficult to project a 10 year capital plan for the delivery of affordable housing in York Region. As a result, this budget presents planned expenditures for the period 2005-2007. Capital planning beyond 2007 is subject to assumptions that do not lend themselves to budgetary forecasts.

The CSH capital forecast, totalling \$40.6 million, reflects the Region's commitment to deliver affordable housing up to 2007.

To date the Region has received funding and commitments under the CRHP of nearly \$3.2 million for up to 118 units. The Province has undertaken community consultation and it is expected that the program will be re-launched in 2005.

As well, Council has approved a policy of providing grants in the amount of Regional Development Charges to non-profit groups building affordable rental housing.

Housing Services Division

Key Initiatives

The following initiatives are planned for the period 2005-2007:

Direct Delivery

The Region has four projects under development or investigation to meet the Housing Supply Strategy's goal of 100 units per year of direct delivery.

- a 55-60 unit seniors' building under development in partnership with the City of Vaughan. This project has senior government funding commitment of up to \$1.56M. The Region has requested additional funding from the province to assist with the capital costs of this project.
 - Pre-development costs for the investigation of two sites in 2005 in Newmarket. In 2006 and 2007, cost estimates have been included for these projects with combined Federal and Provincial contributions of \$50,000 /unit.
- **Sutton Youth Shelter/Transitional Housing**
- Development of a multi-service centre for youth in partnership with the Town of Georgina. The centre will include 16 shelter beds and 10 transitional units, and is slated to open in 2005.

Housing Services Division

Capital Summary

GROSS CAPITAL EXPENDITURES BY CATEGORY

\$000's	2004 Budget	2005 Budget	2006 Outlook	2007 Outlook	2008-14 Outlook
Gross Expenditures:					
Additional Facilities	10,302.0	6,208.0	7,465.0	7,945.0	0.0
Total Expenditures	10,302.0	6,208.0	7,465.0	7,945.0	0.0
Revenue:					
Federal/Provincial Subsidy	1,686.0	0.0	1,458.0	4,900.0	0.0
Debentures	0.0	0.0	2,831.0	4,992.0	0.0
Reserves	7,062.0	6,208.0	3,176.0	(1,947.0)	0.0
Region of York Housing	1,254.0	0.0	0.0	0.0	0.0
Other	300.0	0.0	0.0	0.0	0.0
Total Funding	10,302.0	6,208.0	7,465.0	7,945.0	0.0

Housing Services Division

Net Operating Impact of New Capital Projects

\$000's	2005	2006	2007	2008-14	Total
Operating Expenses (incl. Salaries & Ben	0.0	0.0	290.0	5,460.0	5,750.0
Debt Repayment	0.0	0.0	227.0	4,389.0	4,616.0
Other (Capital Replacement Reserve)	0.0	6.0	38.0	679.0	723.0
Other (Rent Supplement Expense)	0.0	403.0	403.0	4,557.0	5,363.0
Total Gross Cost	0.0	409.0	958.0	15,085.0	16,452.0
Less Revenue (Tenant Rents)	0.0	0.0	549.0	10,486.0	11,035.0
Less Savings (specify)	0.0	0.0	0.0	0.0	0.0
Total Net Cost	0.0	409.0	409.0	4,599.0	5,417.0



Community Services & Housing Housing Services Division - 2005 to 2014 10 Year Capital Plan

Project Number	Description	Costs to Dec. 31/03	Approved 2004 Budget	(Cash Flow in \$000's)										Balance To Complete	Total Project
				2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
Growth/Expansion															
67510	Pre-Development Costs	482	145	80	80	80	0	0	0	0	0	0	0	0	867
67901	Armitage Gardens	7,671	778	0	0	0	0	0	0	0	0	0	0	0	8,449
67903	Blue Willow Terrace	19	1,294	6,128	3,054	0	0	0	0	0	0	0	0	0	10,495
67904	Brayfield	0	1,238	0	3,105	3,953	0	0	0	0	0	0	0	0	8,296
67905	Stouffville Parking Expansion	0	308	0	0	0	0	0	0	0	0	0	0	0	308
67906	Stickwood-Walker Farm	300	2,802	0	1,226	3,912	0	0	0	0	0	0	0	0	8,240
67907	Partnership Grants	0	1,760	0	0	0	0	0	0	0	0	0	0	0	1,760
67908	Offset Development Charges	0	612	0	0	0	0	0	0	0	0	0	0	0	612
67909	Sutton Youth Shelter/Transitional Hsg	256	1,365	0	0	0	0	0	0	0	0	0	0	0	1,621
Total Growth / Expansion		8,728	10,302	6,208	7,465	7,945	0	0	0	0	0	0	0	0	40,648
Total Gross Expenditures														0	40,648
Financing Sources															
Regional Sources															
	Housing York Inc./Sundry	298	300	0	0	0	0	0	0	0	0	0	0	0	598
	Reserve - Social Housing Reserve	1,242	7,062	6,208	3,176	(1,947)	0	0	0	0	0	0	0	0	15,741
	Sundry Revenue	256	1,254	0	0	0	0	0	0	0	0	0	0	0	1,510
	Debtenture Proceeds	3,025	0	0	2,831	4,992	0	0	0	0	0	0	0	0	10,848
Sub - Total Regional Sources		4,821	8,616	6,208	6,007	3,045	0	0	0	0	0	0	0	0	28,697
External Sources															
	Federal Funding	3,291	1,570	0	1,350	2,450	0	0	0	0	0	0	0	0	8,661
	Provincial Funding	616	116	0	108	2,450	0	0	0	0	0	0	0	0	3,290
Sub - Total External Sources		3,907	1,686	0	1,458	4,900	0	0	0	0	0	0	0	0	11,951
Total Financing		8,728	10,302	6,208	7,465	7,945	0	0	0	0	0	0	0	0	40,648
Debtenture Repayment Sources															
	Tax Levy	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	User Rate	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Development Charges	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Other: HY1 Rental Revenue	3,025	0	0	2,831	4,992	0	0	0	0	0	0	0	0	10,848
Total Debtenture Requirements		3,025	0	0	2,831	4,992	0	0	0	0	0	0	0	0	10,848



Department: Housing
 Program: All Programs

Total 2005 Capital Project Budget Detail

Gross Expense, Revenue and Net Levy By Regional Department, Business Plan and Capital Programs

(\$ Dollars)

	Capital Project Total	Tax Levy	Contribution From Reserves	Debtenture Proceeds	Development Charges	User Rate	Grants and Subsidies	Other Recoveries
SocialHousing(preDevelopment)	80,000	-	80,000	-	-	-	-	-
Vaughan Partnership	6,128,000	-	6,128,000	-	-	-	-	-
Housing and Residential Serv	6,208,000	-	6,208,000	-	-	-	-	-



Community Services & Housing

Housing Services Division - 2005 to 2014 10 Year Capital Plan

Project Number	Description	Approved 2004 Budget	To Be Spent in 2004	Carry Forward Into 2005	Carry Forward Into 2006
Growth/Expansion					
67510	Pre-Development Costs	145	37	108	0
67901	Armitage Gardens	778	758	20	0
67903	Blue Willow Terrace	1,294	38	1,256	0
67904	Brayfield	1,238	0	0	1,238
67905	Stouffville Parking Expansion	308	0	0	0
67906	Stickwood-Walker Farm	2,802	0	63	2,739
67907	Partnership Grants	1,760	0	0	0
67908	Offset Development Charges	612	0	0	0
67909	Sutton Youth Shelter/Transitional Hsg	1,365	35	1,136	0
Total Growth / Expansion		10,302	868	2,583	3,977
Total Gross Expenditures		10,302	868	2,583	3,977
Financing Sources					
Regional Sources					
	Housing York Inc./Sundry	300	0	0	0
	Reserve - Social Housing Reserve	7,062	883	1,603	3,977
	Sundry Revenue	1,254	0	0	0
	Debenture Proceeds	0	0	0	0
Sub - Total Regional Sources		8,616	883	1,603	3,977
External Sources					
	Federal Funding	1,570	(15)	980	0
	Provincial Funding	116	0	0	0
Sub - Total External Sources		1,686	(15)	980	0
Total Financing		10,302	868	2,583	3,977
Debenture Repayment Sources					
	Tax Levy	0	0	0	0
	User Rate	0	0	0	0
	Development Charges	0	0	0	0
	Other: HYI Rental Revenue	0	0	0	0
Total Debenture Requirements		0	0	0	0

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT
BRANCH
PROJECT NUMBER
PROJECT NAME
LOCATION
MUNICIPALITY
PROJECT MANAGER
YEAR PROJECT INTRODUCED
START DATE
COMPLETION DATE

Community Services and Housing
Housing Services Division
n/a
Summary of All Projects
n/a
Name
Gabe Tropea
n/a
n/a
n/a

DESCRIPTION OF PROJECT:

The following capital plan is based on a Housing Supply Strategy for York Region approved by Council in 2002. The strategy recognized the need to partner with non-profit and private developers as well as have direct delivery by the Region.

DELIVERABLE QUANTITY: n/a UNITS n/a

NEED FOR PROJECT:

A high percentage of tenants in the Region pay over 30% of their income for housing costs. The increasing population growth and urbanization of the Region is outstripping our ability to service these households in need. The Regional Waiting list now has over 5900 households and has been consistently growing in size.

NEED CATEGORY: n/a

BENEFIT TO COMMUNITY / REGION:

Affordable Housing development is necessary for the continued economic growth and vitality of the Region. Affordable housing has been unavailable to many residents. The private sector has been unable to create this housing on its own. Integration of housing is key to the Regional approach to growth management and is closely linked to our transit, human services and economic development strategies.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved	2005	2006	2007	2008 - 2014	Balance to Complete	Total Project
	31 / 03	2004						
Total	8,727	10,302	6,208	7,465	7,945	0	0	40,647
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	3,291	1,570	0	1,350	2,450	0	0	8,661
Provincial Funding	616	116	0	108	2,450	0	0	3,290
Housing York Inc.	298	300	0	0	0	0	0	598
Debenture Proceeds	3,025	0	0	2,831	4,992	0	0	10,848
Contribution from Social Housing Reserve	1,242	7,062	6,208	3,176	-1,947	0	0	15,741
Sundry Revenue	256	1,254	0	0	0	0	0	1,510
Total	8,727	10,302	6,208	7,465	7,945	0	0	40,649

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS:

Operating Costs	2005	2006	2007	2008 - 14	Total to 2014
Debt Repayment	0	0	227	4,389	4,616
Capital Replacement Reserve	0	6	38	679	723
Rent Supplement Expense	0	403	403	4,557	5,363
Total Gross Cost	0	409	958	15,085	16,452
Less Revenue Rent Revenue HYI	0	0	549	10,486	11,035
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	409	409	4,599	5,417

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

Source 1	2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 2 (specify)	0	0	0	0	0	0
Total	0	0	0	679	0	723

SERVICE LIFE YEARS: []

COMMENTS:

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT	Community Services and Housing
BRANCH	Housing Services Division
PROJECT NUMBER	67510
PROJECT NAME	Pre-Development Costs
LOCATION	n/a
MUNICIPALITY	n/a
PROJECT MANAGER	Gabe Tropea
YEAR PROJECT INTRODUCED	2001
START DATE	on-going
COMPLETION DATE	on-going

DESCRIPTION OF PROJECT:

This budget provides for the investigation of potential sites for affordable housing, which could include costs for appraisals, environmental site assessments, surveys, and planning analysis to assess site suitability. This is a revolving fund where pre-construction costs are charged pending detailed budget preparation and Council approval to proceed, at which time project specific expenses will be reimbursed to this fund from the project budget.

DELIVERABLE QUANTITY: UNITS

NEED FOR PROJECT:

To provide funds for the assessment of potential sites for affordable housing that may or may not proceed. Proper due diligence is required to ensure a site is suitable and viable for development prior to recommending its purchase.

NEED CATEGORY:

BENEFIT TO COMMUNITY / REGION:

The Housing Supply Strategy approved by Council in June 2002 has set a goal of delivering 100 units of social housing per year to be operated by Housing York Inc. This commitment begins to address the housing needs of residents, particularly the over 5900 households on the waiting list for assisted housing.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved	2005	2006	2007	2008 - 2014	Balance to	
	31 / 03	2004					Complete	Total Project
Total	482	145	80	80	80	0	0	867
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	0	0	0	0	0	0	0	0
Provincial Funding	0	0	0	0	0	0	0	0
Housing York Inc.	0	0	0	0	0	0	0	0
Debtenture Proceeds	0	0	0	0	0	0	0	0
Contribution from Social Housing Reserve	482	145	80	80	80	0	0	867
Sundry Revenue	0	0	0	0	0	0	0	0
Total	482	145	80	80	80	0	0	867

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS:

Operating Costs	2005	2006	2007	2008 - 14	Total to 2014
Operating Costs Incl. Salaries	0	0	0	0	0
Debt Repayment	0	0	0	0	0
Capital Replacement Reserve	0	0	0	0	0
Rent Supplement Expense	0	0	0	0	0
Total Gross Cost	0	0	0	0	0
Less Revenue Rent Revenue HYI	0	0	0	0	0
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	0	0

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

Source	2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 1 Rent Revenue HYI	0	0	0	0	0	0
Source 2 (specify)	0	0	0	0	0	0
Total	0	0	0	0	0	0

SERVICE LIFE YEARS:

COMMENTS:

This budget is entirely funded through the Social Housing Reserve.

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT: Community Services and Housing
 BRANCH: Housing Services Division
 PROJECT NUMBER: 67901
 PROJECT NAME: Armitage Gardens
 LOCATION: Newmarket
 MUNICIPALITY: Newmarket
 PROJECT MANAGER: Gabe Tropea
 YEAR PROJECT INTRODUCED: Year 2002
 START DATE: 2002
 COMPLETION DATE: 2004

DESCRIPTION OF PROJECT:

Complete 2004

DELIVERABLE QUANTITY: n/a UNITS n/a

NEED FOR PROJECT:

NEED CATEGORY: Growth/expansion

BENEFIT TO COMMUNITY / REGION:

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved	2005	2006	2007	2008 - 2014	Balance to Complete	Total Project
	31 / 03	2004						
Total	7,671	778	0	0	0	0	0	8,449
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	3,291	662	0	0	0	0	0	3,953
Provincial Funding	616	116	0	0	0	0	0	732
Housing York Inc.	0	0	0	0	0	0	0	0
Debenture Proceeds	3,025	0	0	0	0	0	0	3,025
Contribution from Social Housing Reserve	739	0	0	0	0	0	0	739
Sundry Revenue	0	0	0	0	0	0	0	0
Total	7,671	778	0	0	0	0	0	8,449

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS:

Operating Costs	2005	2006	2007	2008 - 14	Total to 2014
	Operating Costs Incl. Salaries	0	0	0	0
Debt Repayment	0	0	0	0	0
Capital Replacement Reserve	0	0	0	0	0
Rent Supplement Expense	0	0	0	0	0
Total Gross Cost	0	0	0	0	0
Less Revenue 0	0	0	0	0	0
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	0	0

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

Source 1	2005	2006	2007	2008 - 14	Beyond 2014	Total
0	0	0	0	0	0	0
(specify)	0	0	0	0	0	0
Total	0	0	0	0	0	0

SERVICE LIFE YEARS: 0

COMMENTS:

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT: Community Services and Housing
 BRANCH: Housing Services Division
 PROJECT NUMBER: 67903
 PROJECT NAME: Blue Willow Terrace
 LOCATION: Vaughan
 MUNICIPALITY: Vaughan
 PROJECT MANAGER: Gabe Tropea
 YEAR PROJECT INTRODUCED: 2002
 START DATE: 2003
 COMPLETION DATE: 2006

DESCRIPTION OF PROJECT:

This project is under development in partnership with the City of Vaughan and will provide a 3 storey building with 54 apartments. The ground floor of the building will offer a senior's active living centre. The property is located on a City-owned site near Highway 7 and Weston road. The necessary legal agreements between the Region and the City are being prepared. An architect has been engaged to carry out the design work.

DELIVERABLE QUANTITY: 54 Units UNITS: Seniors apartment units

NEED FOR PROJECT:

This project will be part of the delivery target of 100 units/year as stated in the Housing Supply Strategy. Vision 2026 and the Region's Official Plan both recognize the need for new rental housing supply. As the population of the Region continues to age, more senior citizen housing will be required. The City plans to provide facilities for leisure and health related activities for seniors on the site. York Region Health Services is working with the City in this respect.

NEED CATEGORY: Growth/Expansion

BENEFIT TO COMMUNITY / REGION:

Demand for affordable housing in the Region is greatest in the highly populated south, however suitable sites are difficult to obtain because of their high cost. This site presents a unique opportunity for development as it is already owned by the City.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved	2005	2006	2007	2008 - 2014	Balance to Complete	Total Project
	31 / 03	2004						
Total	19	1,294	6,128	3,054	0	0	0	10,495
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	0	0	0	1,350	0	0	0	1,350
Provincial Funding	0	0	0	108	0	0	0	108
Housing York Inc.	0	0	0	0	0	0	0	0
Debtenture Proceeds	0	0	0	2,831	0	0	0	2,831
Contribution from Social Housing Reserve	19	340	6,128	(1,235)	0	0	0	5,252
Sundry Revenue	0	954	0	0	0	0	0	954
Total	19	1,294	6,128	3,054	0	0	0	10,495

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS

Operating Costs	2005	2006	2007	2008 - 14	Total to 2014
	Operating Costs Incl. Salaries	0	0	290	2,030
Debt Repayment	0	0	227	1,589	1,816
Capital Replacement Reserve	0	0	32	224	256
Rent Supplement Expense	0	0	0	0	0
Total Gross Cost	0	0	549	3,843	4,392
Less Revenue Rent Revenue HYI	0	0	549	3,843	4,392
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	0	0

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

	2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 1 Rent Revenue HYI	0	0	0	224	0	256
Source 2 (specify)	0	0	0	0	0	0
Total	0	0	0	224	0	256

SERVICE LIFE YEARS: 40

COMMENTS:

The federal and provincial governments have committed up to \$1.6 million in funding under the Community Rental Housing program. This budget reflects the costs of the residential portion of the complex. The non-residential component of the project as well as the zoned site will be provided by the City of Vaughan.

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT: Community Services and Housing
BRANCH: Housing Services Division
PROJECT NUMBER: 67904
PROJECT NAME: Brayfield
LOCATION: Newmarket
MUNICIPALITY: Newmarket
PROJECT MANAGER: Gabe Tropea
YEAR PROJECT INTRODUCED: 2002
START DATE: 2006
COMPLETION DATE: 2007

DESCRIPTION OF PROJECT:

This project is proposed for a Regionally-owned site in the Town of Newmarket abutting an existing social housing project owned by Housing York Inc.. The Town's Official Plan permits either a low density apartment or townhouses.

DELIVERABLE QUANTITY: 40-50 Units UNITS Affordable family/singles housing units

NEED FOR PROJECT:

Housing York Inc.'s existing portfolio provides housing mostly for seniors. This project would target low and moderate income families and singles. There are presently nearly 3900 households, comprised of families and singles on the Region's Social Housing Waiting List.

NEED CATEGORY: Growth/Expansion

BENEFIT TO COMMUNITY / REGION:

This project will contribute to the Region's objective of increasing the supply of affordable housing after nearly a decade of little growth in affordable rental stock. Locating a new project adjacent to an existing project will allow for shared property management and reduced operating costs.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec 31 / 03	Approved 2004					Balance to Complete	Total Project
			2005	2006	2007	2008 - 2014		
Total	0	1,238	0	3,105	3,953	0	8,296	
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	
Federal Funding	0	0	0	0	1,200	0	1,200	
Provincial Funding	0	0	0	0	1,200	0	1,200	
Housing York Inc.	0	0	0	0	0	0	0	
Debtenture Proceeds	0	0	0	0	2,599	0	2,599	
Contribution from Social Housing Reserve	0	1,238	0	3,105	(1,046)	0	3,297	
Sundry Revenue	0	0	0	0	0	0	0	
Total	0	1,238	0	3,105	3,953	0	8,296	

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS

Operating Costs	2005	2006	2007	2008 - 14	Total to 2014
	Operating Costs Incl. Salaries	0	0	0	1,708
Debt Repayment	0	0	0	1,456	1,456
Capital Replacement Reserve	0	0	0	203	203
Rent Supplement Expense	0	0	0	896	896
Total Gross Cost	0	0	0	4,263	4,263
Less Revenue Rent Revenue HYI	0	0	0	3,367	3,367
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	896	896

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

	2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 1 Rent Revenue HYI	0	0	0	203	0	203
Source 2 (specify)	0	0	0	0	0	0
Total	0	0	0	203	0	203

SERVICE LIFE YEARS: 40

COMMENTS:

Development of this project is contingent on the region's participation in the Community Rental Housing program which provides capital grants from federal and provincial funds.



DEPARTMENT	Community Services and Housing
BRANCH	Housing Services Division
PROJECT NUMBER	67905
PROJECT NAME	Stouffville Parking Expansion
LOCATION	Stouffville
MUNICIPALITY	Stouffville - Whitchurch
PROJECT MANAGER	Gabe Tropea
YEAR PROJECT INTRODUCED	Year 2002
START DATE	2002
COMPLETION DATE	Transferred

DESCRIPTION OF PROJECT:
Project will be transferred to Housing York Inc. to pursue land for the purpose of additional parking.

DELIVERABLE QUANTITY: n/a UNITS n/a

NEED FOR PROJECT:

NEED CATEGORY: Growth/expansion

BENEFIT TO COMMUNITY / REGION:

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec 31 / 03	Approved 2004					Balance to Complete	Total Project
			2005	2006	2007	2008 - 2014		
Total	0	308	0	0	0	0	0	308
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	0	0	0	0	0	0	0	0
Provincial Funding	0	0	0	0	0	0	0	0
Housing York Inc.	0	300	0	0	0	0	0	300
Debenture Proceeds	0	0	0	0	0	0	0	0
Contribution from Social Housing Reserve	0	8	0	0	0	0	0	8
Sundry Revenue	0	0	0	0	0	0	0	0
Total	0	308	0	0	0	0	0	308

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS:

Operating Costs					Total to 2014
	2005	2006	2007	2008 - 14	
Operating Costs Incl. Salaries	0	0	0	0	0
Debt Repayment	0	0	0	0	0
Capital Replacement Reserve	0	0	0	0	0
Rent Supplement Expense	0	0	0	0	0
Total Gross Cost	0	0	0	0	0
Less Revenue	0	0	0	0	0
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	0	0

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

Source 1						Total
	2005	2006	2007	2008 - 14	Beyond 2014	
0	0	0	0	0	0	0
(specify)	0	0	0	0	0	0
Total	0	0	0	0	0	0

SERVICE LIFE YEARS: 0

COMMENTS:

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT: Community Services and Housing
BRANCH: Housing Services Division
PROJECT NUMBER: 67906
PROJECT NAME: Stickwood-Walker Farm
LOCATION: Newmarket
MUNICIPALITY: Newmarket
PROJECT MANAGER: Gabe Tropea
YEAR PROJECT INTRODUCED: 2004
START DATE: 2004
COMPLETION DATE: 2007

DESCRIPTION OF PROJECT:

This project, in the preliminary stages of development, is to provide approximately 50 apartment units for singles and families on a site in Newmarket.

DELIVERABLE QUANTITY: UNITS

NEED FOR PROJECT:

This project will contribute to the delivery target of 100 units/year stated in the Housing Supply Strategy, Vision 2026 and the Region's Official plan both recognize the need for new rental housing supply. There are over 5900 applicant households on the Region's Social Housing Waiting List.

NEED CATEGORY:

BENEFIT TO COMMUNITY / REGION:

Affordable housing is in great demand in this area of the Region, but suitable sites are difficult to purchase because of high land costs. This site is already owned by the Town of Newmarket which offers a unique opportunity for development.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved	2005	2006	2007	2008 - 2014	Balance to Complete	Total Project
	31 / 03	2004						
Total	300	2,802	0	1,226	3,912	0	0	8,240
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	0	0	0	0	1,250	0	0	1,250
Provincial Funding	0	0	0	1,250	0	0	0	1,250
Housing York Inc.	298	0	0	0	0	0	0	298
Debt/Revenue Proceeds	0	0	0	0	2,393	0	0	2,393
Contribution from Social Housing Reserve	2	2,802	0	1,226	(911)	0	0	3,049
Sundry Revenue	0	0	0	0	0	0	0	0
Total	300	2,802	0	1,226	3,912	0	0	8,240

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS

Operating Costs	2005	2006	2007	2008 - 14	Total to 2014
	Operating Costs Incl. Salaries	0	0	0	1,722
Debt Repayment	0	0	0	1,344	1,344
Capital Replacement Reserve	0	0	0	210	210
Rent Supplement Expense	0	0	0	840	840
Total Gross Cost	0	0	0	4,116	4,116
Less Revenue Rent Revenue HYI	0	0	0	3,276	3,276
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	840	840

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

	2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 1 <input type="text" value="Rent Revenue HYI"/>	0	0	0	210	0	210
Source 2 <input type="text" value="(specify)"/>	0	0	0	0	0	0
Total	0	0	0	210	0	210

SERVICE LIFE YEARS:

COMMENTS:

Funding opportunities for this project are being reviewed through the Community Rental Housing Program

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT: Community Services and Housing
 BRANCH: Housing Services Division
 PROJECT NUMBER: 67907
 PROJECT NAME: Partnership Grants
 LOCATION: n/a
 MUNICIPALITY: n/a
 PROJECT MANAGER: Gabe Tropea
 YEAR PROJECT INTRODUCED: 2003
 START DATE: N/A
 COMPLETION DATE: N/A

DESCRIPTION OF PROJECT:

Given the uncertainty of the timing of the release of the revised Federal/Provincial program, no funding request was made for 2005. However, should an acceptable Federal/Provincial program be announced this year, a separate submission would be made to Council outlining any additional funding requirements.

DELIVERABLE QUANTITY: UNITS

NEED FOR PROJECT:

As well as the stated target of 100 direct delivery units per year, the Housing Supply Strategy calls for 250 to 500 units to be developed in partnership with the private sector.

NEED CATEGORY:

BENEFIT TO COMMUNITY / REGION:

These funds would enable the Region to access up to \$27,000 per unit in Federal/Provincial subsidy in capital funding for payment to developers to foster new affordable rental housing. Without capital assistance rental housing is not financially viable if rents are to be affordable for low to moderate income households.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved					Balance to	
	31 / 03	2004	2005	2006	2007	2008 - 2014	Complete	Total Project
Total	0	1,760	0	0	0	0	0	1,760
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	0	0	0	0	0	0	0	0
Provincial Funding	0	0	0	0	0	0	0	0
Housing York Inc.	0	0	0	0	0	0	0	0
Debt Proceeds	0	0	0	0	0	0	0	0
Contribution from Social Housing Reserve	0	1,760	0	0	0	0	0	1,760
Sundry Revenue	0	0	0	0	0	0	0	0
Total	0	1,760	0	0	0	0	0	1,760

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS

Operating Costs					Total to 2014
	2005	2006	2007	2008 - 14	
Operating Costs Incl. Salaries	0	0	0	0	0
Debt Repayment	0	0	0	0	0
Capital Replacement Reserve	0	0	0	0	0
Rent Supplement Expense	0	0	0	0	0
Total Gross Cost	0	0	0	0	0
Less Revenue Rent Revenue HYI	0	0	0	0	0
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	0	0

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

		2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 1	Rent Revenue HYI	0	0	0	0	0	0
Source 2	(specify)	0	0	0	0	0	0
Total		0	0	0	0	0	0

SERVICE LIFE YEARS:

COMMENTS:

Although Council has approved the Region's participation in the Community Rental Housing Program, the province has announced that it is undertaking a complete review of the program and will re-launch it later in 2004. The revised program will be reviewed by staff, with any possible budget impacts brought forward to Council at that time. The Region is currently awaiting announcement of the revised program.

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT: Community Services and Housing
BRANCH: Housing Services Division
PROJECT NUMBER: 67908
PROJECT NAME: Offset Development Charges
LOCATION: n/a
MUNICIPALITY: Name
PROJECT MANAGER: Gabe Tropea
YEAR PROJECT INTRODUCED: 2003
START DATE: N/A
COMPLETION DATE: N/A

DESCRIPTION OF PROJECT:

Council has set a policy of providing grants equal to development charges for affordable housing providers. Regional staff have been approached by several developers of affordable homeownership projects who have indicated they may at some future time seek a deferral or offset of development charges.

DELIVERABLE QUANTITY: UNITS

NEED FOR PROJECT:

As well as the stated target of 100 direct delivery units per year, the Housing Supply Strategy calls for up to 500 units to be developed in partnership with the private sector. These projects will be developed over the next several years. There are presently over 5900 applicant households on the Region's Social Housing Waiting List.

NEED CATEGORY:

BENEFIT TO COMMUNITY / REGION:

These funds could allow the Region to assist and partner with the non-profit and private development communities to develop much needed affordable rental housing throughout the Region.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved					Balance to	
	31 / 03	2004	2005	2006	2007	2008 - 2014	Complete	Total Project
Total	0	612	0	0	0	0	0	612
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	0	0	0	0	0	0	0	0
Provincial Funding	0	0	0	0	0	0	0	0
Housing York Inc.	0	0	0	0	0	0	0	0
Debtenture Proceeds	0	0	0	0	0	0	0	0
Contribution from Social Housing Reserve	0	612	0	0	0	0	0	612
Sundry Revenue	0	0	0	0	0	0	0	0
Total	0	612	0	0	0	0	0	612

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS

Operating Costs					Total to 2014
	2005	2006	2007	2008 - 14	
Operating Costs incl. Salaries	0	0	0	0	0
Debt Repayment	0	0	0	0	0
Capital Replacement Reserve	0	0	0	0	0
Rent Supplement Expense	0	0	0	0	0
Total Gross Cost	0	0	0	0	0
Less Revenue Rent Revenue FYI	0	0	0	0	0
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	0	0	0	0

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

	2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 1: Rent Revenue FYI	0	0	0	0	0	0
Source 2: (specify)	0	0	0	0	0	0
Total	0	0	0	0	0	0

SERVICE LIFE YEARS:

COMMENTS:

Council has approved a policy to provide grants, equal to Regional development charges paid by non-profit housing providers building affordable rental housing. Projects will be brought forward on a case by case basis for Council's consideration. In turn, providers must keep rents affordable for a minimum of 20 years, and must be willing to offer 25% of the units for rent supplement funding.

2005 - 2014 10 Year Capital Plan
Project Detail Sheet



DEPARTMENT: Community Services and Housing
BRANCH: Housing Services Division
PROJECT NUMBER: 67909
PROJECT NAME: Sutton Youth Shelter/Transitional Hsg
LOCATION: Sutton
MUNICIPALITY: Georgina
PROJECT MANAGER: Gabe Tropea
YEAR PROJECT INTRODUCED: 2003
START DATE: 2003
COMPLETION DATE: 2005

DESCRIPTION OF PROJECT:

This project is being developed in partnership with the Town of Georgina to renovate a former elementary school in Sutton to provide a multi-service centre for at risk youth. Facilities will include 16 shelter beds and 10 transitional units, provision for space for youth recreational programs, and space for drop-in offices for agencies serving youth.

DELIVERABLE QUANTITY: 26 UNITS 16 Shelter beds + 10 Transitional units

NEED FOR PROJECT:

An emergency shelter study completed for the Region in 2001 identified a critical shortage of emergency shelter beds for youth, particularly for females. The Town of Georgina has identified the need for other youth services in the Sutton/Jackson Point communities.

NEED CATEGORY: Growth/Expansion

BENEFIT TO COMMUNITY / REGION:

This project takes advantage of an existing surplus school property on a large parcel of land on an arterial road close to services. The project is a strong example of community partnership in that the Region and the Town are cost sharing the purchase of the property, and other capital and operating costs so that complimenting youth services can be offered to the community.

CAPITAL COST AND PROPOSED FINANCING SOURCES:

Gross Costs	Costs to Dec	Approved	2005	2006	2007	2008 - 2014	Balance to	
	31 / 03	2004					Complete	Total Project
Total	256	1,365	0	0	0	0	0	1,621
Revenue Sources								
Supplementary Levy (Municipal Funding)	0	0	0	0	0	0	0	0
Federal Funding	0	908	0	0	0	0	0	908
Provincial Funding	0	0	0	0	0	0	0	0
Housing York Inc.	0	0	0	0	0	0	0	0
Debenture Proceeds	0	0	0	0	0	0	0	0
Contribution from Social Housing Reserve	0	157	0	0	0	0	0	157
Sundry Revenue	256	300	0	0	0	0	0	556
Total	256	1,365	0	0	0	0	0	1,621

IMPACT ON NET ANNUAL OPERATING COSTS / OPERATING SAVINGS

Operating Costs	2005	2006	2007	2008 - 14	Total to 2014
	Operating Costs Incl. Salaries	0	0	0	
Debt Repayment	0	0	0	0	0
Capital Replacement Reserve	0	6	6	42	54
(Per Diem/PNA/Operating Deficit/Contract)	0	403	403	2,821	3,627
Total Gross Cost	0	409	409	2,863	3,681
Less Revenue Rent Revenue HYI	0	0	0	0	0
Less Savings (specify)	0	0	0	0	0
Total Net Cost (Tax Levy)	0	409	409	2,863	3,681

ESTIMATED ANNUAL CONTRIBUTION TO RESERVE FOR REPAIR/REPLACEMENT OF ASSET (IF APPLICABLE):

Source	2005	2006	2007	2008 - 14	Beyond 2014	Total
Source 1 Rent Revenue HYI	0	0	0	42	0	54
Source 2 (specify)	0	0	0	0	0	0
Total	0	0	0	42	0	54

SERVICE LIFE YEARS: 40

COMMENTS:

Regional Council approved the purchase of the land in December 2002. An architect has been hired to design the renovations needed for the existing structure. Federal funding of \$160,000 has been committed to the project from Canada Mortgage and Housing Corporation's Residential Rehabilitation Assistance Program funding. It is anticipated a further \$800,000 will be received from the Supporting Communities Partnership initiative. Negotiations are presently underway with a non-profit agency to operate the shelter component of the project.

