

Agenda
Housing York Inc. Board of Directors

December 1, 2021

9 a.m.

Electronic Meeting

Quorum: 6

Page No.

A. Call to Order

B. Disclosures of Interest

C. Approval of Minutes

**C.1. Minutes of the Housing York Inc. Board of Directors Meeting held
on October 13, 2021**

1

D. Presentations

D.1. Housing York Inc. Monthly Activity Update

Kathy Milsom, General Manager, Housing Services

(See Item F.1)

E. Deputations

None

F. Communications

F.1. Housing York Inc. Activity Update

5

Memorandum from Kathy Milsom, General Manager, Housing
Services dated November 12, 2021

Recommendation: Receive

G. Reports

G.1. Supporting the Region's Community Housing Development Master Plan

9

Report dated November 12, 2021 from the General Manager recommending that:

1. Housing York Inc. support the development of a 40-year Community Housing Development Master Plan by the Region based on the following principles:
 - Putting residents first
 - Appropriate development on available land
 - Readiness for funding opportunities
 - Empower Community Housing providers with support
 - Target an aggressive rate of growth for Community Housing
2. Housing York Inc. properties be considered in the development of the plan.

H. Other Business

I. Private Session

None

J. Adjournment



Minutes

Housing York Inc. Board of Directors

October 13, 2021
Electronic Meeting

Directors: W. Emmerson, V. Hackson, J. Heath, I. Lovatt, T. Mrakas,
S. Pellegrini, M. Quirk, G. Rosati, J. Taylor, T. Vegh

Staff: D. Balneaves, L. Bigioni, P. Casey, K. Chislett, C. Clark,
J. DeGagne, C. Goodeve, K. Hobbs, C. Ibarra, J. Li,
B. Macgregor, M. McEnroe, K. Milsom, R. Profitt, J. Scholten,
M. Willson

A. Call to Order

The Housing York Inc. Board meeting was called to order at 9 a.m. with Mayor Taylor in the Chair.

B. Disclosures of Interest

None

C. Approval of Minutes

C.1 Minutes of the Housing York Inc. Board of Directors Meeting held on September 8, 2021

Moved by Regional Chair Emmerson

Seconded by Mayor Lovatt

That the Board confirm the Minutes of the Housing York Inc. Board of Directors meeting held on September 8, 2021.

Carried

D. Presentations

D.1 Housing York Inc. Monthly Activity Update

Moved by Mayor Pellegrini

Seconded by Mayor Hackson

That the Board receive the presentation by Kathy Milsom, General Manager, Housing York Inc.

Carried

D.2 Building Better Together: 2022 Housing York Inc. Business Plan and Budget

Moved by Mayor Pellegrini

Seconded by Mayor Hackson

That the Board receive the presentation from Kathy Milsom, General Manager, Housing Services, Kerry Hobbs, Director, Housing Operations, Housing Services and Michelle Willson, Director, Program Finance and Chief Financial Officer, Housing York Inc.

Carried

E. Deputations

None

F. Communications

F.1 Housing York Inc. Activity Update

Moved by Mayor Pellegrini

Seconded by Mayor Hackson

That the Board receive the memorandum from Kathy Milsom, General Manager, Housing York Inc. dated September 20, 2021.

Carried

G. Reports

G.1 Building Better Together: 2022 Housing York Inc. Business Plan and Budget

Moved by Mayor Pellegrini
Seconded by Mayor Hackson

That the Board adopt the following recommendation in the report dated September 22, 2021 from the General Manager and the Chief Financial Officer recommending that:

1. The Housing York Inc. Board of Directors approve:
 - a. The 2022 Housing York Inc. Business Plan (Attachment 1)
 - b. Housing York Inc.'s 2022 Budget (Attachment 2)

Carried

G.2 Quarterly Contract Awards - July 1, 2021 to September 30, 2021

Moved by Regional Chair Emmerson
Seconded by Mayor Lovatt

That the Board adopt the following recommendation in the report dated September 22, 2021 from the General Manager recommending that:

1. The Housing York Inc. Board of Directors receive this report for information.

Carried

H. Other Business

None

I. Private Session

None

J. Adjournment

There being no further business, the Board adjourned at 10:01 a.m.

Carol Clark
for Christopher Raynor, Secretary

John Taylor
Chair

MEMORANDUM

To: Directors of Housing York Inc. Board
From: Kathy Milsom, General Manager
Date: November 12, 2021
Re: Housing York Inc. Activity Update

Improving air quality and ventilation in Housing York Inc. buildings

Housing York Inc. (HYI) continues to enhance building ventilation systems to improve air quality and overall heating, ventilating and air conditioning (HVAC) system effectiveness across the portfolio.

The enhancements reflect the COVID-19 risk reduction best practices recommended by the American Society of Heating, Refrigerating and Air-Conditioning Engineers for residential buildings. Improvements made to HYI buildings include:

- Increasing preventive maintenance and inspections of all HVAC systems and completion of any repairs to ensure equipment runs efficiently
- Upgrading HVAC system filters (to improve effectiveness of removing allergens within residential air handling units) to a Minimum Efficiency Reporting Value of 13 (MERV 13) or the highest rating the HVAC system can accommodate
- Reprogramming HVAC and ventilation systems to increase air changes and air filtration

The costs associated with the enhancement program have been incorporated in the HYI budget. This project supports the strategic plan commitment to “Improve life cycle value for HYI buildings.” The enhanced HVAC program will be uploaded into the computer-based maintenance system, which will enable HYI to measure operating costs and monitor life-cycle costs moving forward.

Housing York Inc. works with Regional partners to safely deliver resident programs

Community Paramedicine at Clinic (CP@Clinic) is a health assessment and awareness program where Paramedics hold regular clinic hours for seniors in community housing buildings with high 911 call volumes. Clinics provide residents with primary health assessments, health

coaching and education, health care system navigation, influenza vaccination and human service referral where appropriate. Paramedics assess residents' risks of high blood pressure, diabetes, cardiovascular disease and falls. Paramedics also provide education on healthy eating, physical activity and smoking cessation. Program locations are selected based on 911 usage data.

The CP@Clinic program has been operating in the following five HYI senior's buildings:

- Keswick Gardens, Town of Georgina
- Heritage East, Town of Newmarket
- Orchard Heights, Town of Aurora
- Founders Place, Town of Newmarket
- Fairy Lake Gardens, Town of Newmarket

The program has recently been expanded to include Hadley Grange in the Town of Aurora and Armitage Gardens in the Town of Newmarket.

Residents are responding positively and are appreciative of the support. CP@Clinic ensures that all appropriate COVID related precautions are observed.

HYI also continues to work with Regional partners to safely resume in-person resident programs. In addition to the CP@Clinic, HYI and the Region have partnered to support resumption of the after-school programs at Bray Circle and Mulock Village townhouse communities located in the Town of Newmarket. The program has been modified to include scheduled appointments and outdoor activities where possible, along with enhanced cleaning protocols. This Regionally-funded program is delivered by 360°Kids. The Food Share program has been maintained throughout the pandemic under Regional supervision to coordinate safe pick-up or delivery of healthy food boxes for residents provided by the York Region Food Network.

Housing York Inc. and the Region partner to complete property improvements at Belinda's Place in the Town of Newmarket

HYI owns and maintains many emergency and transitional housing facilities on behalf of the Region. The operating costs and capital reserve contributions are funded through an annual transfer of funds from the Region to HYI. The Region's Homelessness Community Program contracts with community agencies to deliver services to people who are experiencing or at risk of homelessness.

This partnership supports positive relationships with the surrounding community, ensures buildings are well maintained and allows agencies to focus on delivering front line services.

Belinda's Place faces Yonge Street with residential neighbours along two of the property lines. The Region and HYI, with input from the Salvation Army, the agency operating Belinda's Place, developed a property improvement plan to update the landscaping and address privacy concerns. With Regional funding, HYI completed many projects to improve the views for Belinda's Place residents and neighbours. Improvements included tree maintenance, new shrubbery, and installation of ivy-covered panels to screen the residents' outdoor seating area. Second floor lighting was also adjusted to reduce visibility to neighbouring properties.

As part of an ongoing commitment to being a good neighbour, HYI maintains contact with neighbours, Homelessness Community Program staff, and the Salvation Army, to provide timely responses to any property concerns.

Resident services will be maintained throughout the holidays

HYI provides critical services 24 hours a day, seven days a week. Regular services are provided during business hours, with an after-hours process to address any urgent matters or emergencies that might arise.

HYI maintains an after-hours on call schedule in partnership with York Region's Roads and Traffic Operations. The Roads team receives and triages resident calls. Urgent matters are transferred to the HYI Manager on call, who follows up with the caller and authorizes dispatch of employees on-standby or contractors, as appropriate. With almost 2,800 homes, it is a rare evening when at least one call isn't received. For example, in the month of October, there were just under 100 after-hours calls.

Many Regional services will be closed from Monday, December 27, 2021, through Monday, January 3, 2022, inclusive. HYI services will be maintained for all urgent calls throughout the closure. HYI will also be open on Wednesday, December 29, 2021, through Friday, December 31, 2021, to support continuity of regular business such as coordinating waste removal and resident moves. HYI also confirms availability of critical vendors over the holiday period. Processes are in place to ensure that COVID-related precautions are maintained throughout.

Housing development updates

Nobleview Pines, Township of King – fire alarm system upgrades

Nobleview Pines is a two-storey, 26 unit seniors apartment building located in Nobleton, in the Township of King. Replacement of the fire alarm system began in September 2021 and the project achieved total completion on November 5, 2021. The scope of work included the replacement of the existing fire alarm panel and all associated end devices including annunciators, warning devices, and manual and automatic detection devices. The new system also included upgrades in tenant apartment units, common areas, and public space with new audible and visual alarm end devices. The new system has been tested and certified as fully functional.

Unionville Commons, City of Markham – ongoing construction work

The general contractor for the project continues to progress with work on the eleventh and twelfth floors of the 12-storey portion of the building. Masonry work is underway and has been completed up to the eighth floor. Precast panels are installed on the ground floor elevation and up to the fourth floor along the north elevation. The project is progressing as planned and is scheduled to be completed in 2023.

Stouffville Affordable Housing Development, Town of Whitchurch-Stouffville – public procurement process to select the builder has started

The tender to publicly procure the builder closed on November 9, 2021. Construction is scheduled to commence in early 2022 and is anticipated to be completed by the end of 2023.

A handwritten signature in black ink, appearing to read 'Kathy Milsom', with a long, sweeping underline.

Kathy Milsom
General Manager

#13338254



Report of the General Manager

Supporting the Region's Community Housing Development Master Plan

Recommendations

It is recommended that:

1. Housing York Inc. support the development of a 40-year Community Housing Development Master Plan by the Region based on the following principles:
 - Putting residents first
 - Appropriate development on available land
 - Readiness for funding opportunities
 - Empower Community Housing providers with support
 - Target an aggressive rate of growth for Community Housing
2. Housing York Inc. properties be considered in the development of the plan.

Summary

This report recommends that Housing York Inc. (HYI) support the development of the Region's first Community Housing Development Master Plan, as directed by Council in November 2021. This long-term plan is intended to help increase the supply of Community Housing in the Region, including subsidized and affordable rental housing for households living with low and moderate incomes, owned and operated by non-profit and co-operative housing providers, as well as HYI. Community Housing often includes market rental units to support overall development from a community and financial perspective.

Key Points:

- York Region is facing a Housing Affordability Crisis, as declared by Council in [February 2021](#)
- An increased Community Housing rental supply will enhance overall housing stability and help to provide strong, caring and safe communities

- A Portfolio Management Plan was approved by the HYI Board that provides guidance and direction toward future affordable housing development on existing HYI properties
- The Community Housing Development Master Plan will build upon the HYI Portfolio Management Plan by including development sites to be provided by local municipalities, as well as financial support for Community Housing provider development
- The plan will accelerate and increase the number of Community Housing units over 40 years by supporting development of new Community Housing including expansion of the HYI portfolio
- The plan will span from 2022 to 2061 and will identify the total number of Community Housing units, preliminary location of projects by municipality, targeted start and completion years, estimated costs, and potential funding sources. The plan will also consider the future partners including HYI and other Community Housing providers, as well as support advocacy for federal and provincial funding
- Increased and predictable investment will be required by the federal and provincial governments to increase the supply of Community Housing
- The Community Housing Development Master Plan will be presented to the HYI Board and Council in spring 2022

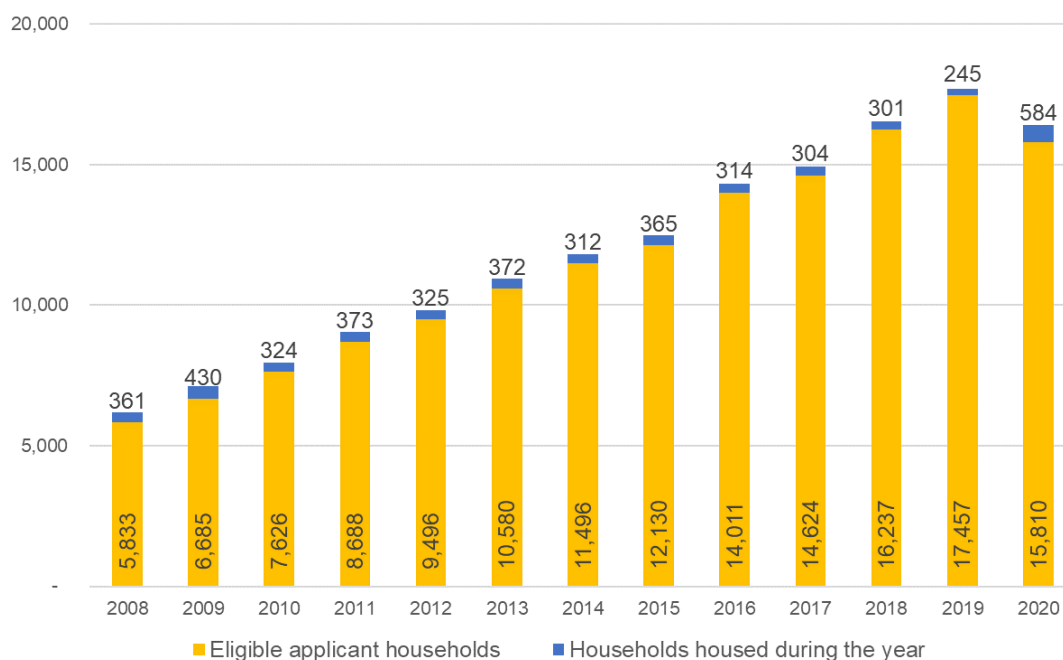
Background

Increasing the supply of Community Housing is a strategic priority for Housing York Inc. and the Region

As outlined in a [March 2020](#) report to Council, the Region has the lowest supply of Community Housing units relative to its population of all municipalities participating in Municipal Benchmarking Network Canada reporting, with 17 units per 1,000 residents, well below the median of 38 units per 1,000.

With over 15,800 households on the Region's subsidized housing wait list at the end of 2020, as illustrated in Figure 1, and the comparatively limited expansion of available Community Housing, there is a great need for more Community Housing in York Region.

**Figure 1:
Subsidized Housing Wait List, 2008 to 2020**



Source: Housing Services, Centralized Waiting List Record 2020

Note: The wait list decreased for the first time in 2020 due to the one-time impact of removing 2,428 applicants ineligible for subsidy under the Region's income and asset limits, and a higher-than-average number of households housed because of two new portable housing benefit programs.

On average, between 2008 and 2019, about 335 subsidized units became available each year through a combination of resident turnover and new construction. During the same period, the wait list increased by an average of approximately 1,050 households per year. Wait times for applicants housed in 2020 ranged from just over nine years for families and seniors to almost 12 years for single adults.

In [October 2019](#), Council approved an updated 10-year housing and homelessness plan, [Housing Solutions: A place for everyone – Phase 2 2019 to 2023](#) (Housing Solutions Phase 2), to respond to Region-wide issues of supply of affordable housing, housing stability, and sustainability of the housing system. The plan focuses on three goals, with the first goal aimed at increasing the supply of affordable and rental housing.

In [November 2020](#), the HYI Board approved the [Building Better Together: Housing York Inc's 2021 to 2024 Strategic Plan](#), which outlines HYI's strategic directions for 2021 to 2024 and the actions that will be taken to achieve them. A priority within the 2021 to 2024 HYI strategic plan is to expand the housing portfolio, by exploring new and innovative ways of increasing supply of new affordable housing beyond the normal rate of growth.

A comprehensive Portfolio Management Plan was created to inform development potential within the Housing York Inc. portfolio

In response to an action from [Housing York Inc.'s 2017 to 2020 Plan](#), a Portfolio Management Plan was endorsed by the HYI Board in September 2019. This report was considered in private as it relates to the proposed acquisition and disposition of lands. The plan included a comprehensive review of the real estate assets and future development potential of all properties within the HYI portfolio.

A long-term plan is needed to increase the supply of permanent Community Housing for low to moderate income residents

While the Portfolio Management Plan identified development potential for HYI properties, a need remains for a long-term approach to developing housing for low to mid-range income residents through expansion of Community Housing beyond what HYI can do on its own. Community Housing is housing owned by non-profit and co-operative organizations that provides affordable and subsidized housing options for residents. HYI is one of 43 Community Housing providers and the largest in York Region. The Community Housing Development Master Plan will take a broader look at needs and opportunities to grow this vital community asset.

A long-term plan with a focus on proactive development will help maximize growth potential

Since 2004, the Region has successfully leveraged federal and provincial funding opportunities to build more than 1,200 new affordable housing units, with nearly 900 of those units managed by HYI, and another 362 units for HYI set to open by 2023. Nearly all were built in response to a federal or provincial funding opportunity. The Community Housing Development Master Plan will outline an approach that proposes predictable, continuous investment, and contemplates funding sources to achieve this objective.

The Community Housing Development Master Plan will act as a long-term infrastructure plan to guide investment to increase the supply of Community Housing in the Region for Community Housing providers including HYI.

Analysis

Five key principles will help to guide the Community Housing Development Master Plan

To guide development of the plan and ensure that it is aligned with Council and the HYI Board, a review of key strategic documents was completed to inform the development of key principles for the plan. Key documents reviewed include:

- [Vision 2051](#)
- [York Region Official Plan](#)
- [2019 to 2023 Strategic Plan: From Vision to Results](#)
- [Housing Solutions: A place for everyone – Phase 2 Plan 2019 to 2023](#)
- [Building Better Together: Housing York Inc's 2021 to 2024 Strategic Plan](#)

The principles proposed for the Community Housing Development Master Plan build on the directions of the above documents.

There are five principles that are considered as a critical foundation for the Community Housing Development Master Plan to ensure the outcome maximizes the quality and quantity of permanent affordable housing in York Region. The five recommended principles are as follows:

1. Putting residents first

Consider the needs of York Region residents through analysis related to location, demographics and socio-economic factors. The provision of housing must also consider the future residents' needs including connection to the existing community, appropriate resident amenities and good quality construction.

2. Appropriate development on available land

Consider Community Housing development opportunities on Regional surplus lands as appropriate, existing HYI sites, and municipally contributed land. Considerations to local servicing capacity, building lifecycle costs, and sustainable building practices will be integral parts of every development. This will help to establish a pipeline of projects, and consider the highest and best use of lands in conjunction with Regional and local municipal planning objectives.

3. Readiness for funding opportunities

Having a consistent and predictable pipeline of projects in various states of readiness will allow the Region to respond quickly and confidently when future federal and provincial funding opportunities arise. The Community Housing Development Master Plan will provide an opportunity to advance contemplated projects to a state of readiness in order to quickly respond to programs.

4. Empower Community Housing providers with support

Partnerships with non-profit and cooperative Community Housing providers can support new development at an accelerated rate. The plan will include support for Community Housing providers through feasibility analysis and development concepts, as well as consider predictable capital and operating funding to support the development of new affordable housing units when federal and/or provincial funding is available.

5. Target an aggressive rate of growth for Community Housing

Targeting an aggressive rate of growth for Community Housing units will help to accelerate delivery of units to residents of the Region. The plan will target to double the number of units in planning and development at a stage ready for implementation based on funding. This is further supported by the [Building Better Together: Housing York Inc's 2021 to 2024 Strategic Plan](#), which includes the goal of "Portfolio expansion beyond the normal rate of growth," with the target to double the number of units from 60 to 120 units on average annually.

Partnerships with municipalities and Community Housing providers are critical to achieving optimal outcomes

Partnerships between the Region and local municipalities continue to be essential for the success of affordable housing developments. The Social Housing Investment Framework approved by Council in [November 2016](#), considers the path to development approvals, including any support from local municipalities to facilitate planning approvals. To better support timely development on available land, continued partnerships with local municipalities, including expedited planning approvals, will be critical.

In York Region, 43 Community Housing providers provide safe and secure affordable housing in over 6,700 units across nine municipalities. This includes HYI. Over the last twenty years, these

providers have been faced with serious challenges to increase their supply of Community Housing. Among these challenges is the limited and unpredictable nature of capital funding opportunities available through federal and provincial programs. The Region's partnership with Community Housing providers will be key in creating additional units.

Stakeholder consultation to help development of the Community Housing Development Master Plan will begin in early 2022

Consultation with key stakeholders throughout development of the plan will be critical to success. Stakeholders include local municipalities, members of the public, Community Housing providers, HYI residents, Canada Mortgage and Housing Corporation, Ministry of Municipal Affairs and Housing, and the development community. The consultations will seek stakeholder perspectives on how the five principles can be achieved, and to help further refine outcomes of the Community Housing Development Master Plan.

Financial Considerations

Increased, predictable funding from the federal and provincial governments are critical to support the creation of Community Housing units

Regional funding alone can only support the completion of a few Community Housing projects. Ongoing and sustained federal and provincial investment is required to meet the growing demand for Community Housing. The Region will continue to advocate for the federal and provincial governments to commit to sustained funding. Without increased federal and provincial funding for development as well as rent subsidies and new rental supply, the Region will not be able to sustain or increase the number of households offered housing in future years.

Continued advocacy with the federal and provincial governments, as approved by Council in [June 2021](#), is critical to support the Community Housing Development Master Plan.

Consistent federal and provincial funding of capital costs is critical to enhancing delivery of Housing York Inc. developments

The current funding model used by the Region for HYI developments is summarized in Table 1.

Table 1
Current Regional Funding Methodology for HYI Developments

Funding Source	Contribution (%)
Federal and Provincial Governments	30
Development Charge Contribution	11
Debenture or Mortgage (Tenant Funded)	15
York Region Social Housing Development Reserve	44
Total	100

Federal and provincial funding for affordable housing has been foundational for all of HYI's recent developments. Attachment 1 demonstrates this importance by highlighting the previous contributions for affordable housing developments in York Region.

Continued Regional investment is also required to support acceleration of Community Housing units

Federal and provincial funding is needed to provide crucial financial support for continued investment in affordable housing. Every effort will be made to maximize these third-party investments to provide more housing for those in need. These investments can be limited in their scope or ability to fully fund contemplated projects, and Regional investment will still be required to support the development of units beyond the existing capital plan.

In [December 2020](#), Regional Council approved Recommendations for the End of Community Housing Mortgages, and endorsed in principle that mortgage savings remain in the housing and homelessness sector. As the mortgages of many Community Housing providers come to an end, the Region should realize savings as Community Housing providers will no longer need a mortgage subsidy. In York Region, these reduced mortgage subsidy costs, or “mortgage savings,” will be approximately \$1 billion over the next 40 years.

Although a complicated issue and one mandated through provincial legislation, Service Managers, like York Region, may be permitted to retain these mortgage savings and reinvest in local housing and homelessness goals, such as increasing the supply of Community Housing. Should the Province permit Service Managers to determine how mortgage savings may be used, after funding capital repairs in existing Community Housing, the Region could redirect up to \$600 million in savings to accelerate the development of new Community Housing units, through HYI and other housing providers, over the next 40 years. The Province is expected to address this issue through future regulatory changes, although the timing of such changes is not yet known.

The mortgage savings can help advance the priorities identified in the Building Better Together: Housing York Inc’s 2021 to 2024 Strategic Plan, the Region’s Corporate Strategic Plan, 10-year housing and homelessness plan, and the Community Housing Development Master Plan.

Local Impact

The need and demand for affordable housing is high and increasing across the Region. Community Housing, through HYI and other providers, exists in each of the Region’s nine municipalities. Many of these sites are in established neighbourhoods within urban areas identified as areas suitable for intensification in the Regional Official Plan and all play a role in the fabric of the community. As part of the stakeholder engagement process, staff will consult with the local municipalities to ensure the development parameters are appropriate and achievable.

Conclusion

HYI’s support of the establishment of a Community Housing Development Master Plan for the Region aligns with the strategic goal of “Portfolio expansion beyond the normal rate of growth,” with the target to double the number of units from 60 to 120 units on average annually.

A Community Housing Development Master Plan by the Region will provide guidance and direction towards future affordable housing development for Community Housing, in alignment with the Region’s 10-year housing and homelessness plan, and the 2021 to 2024 strategic plan for HYI.

The principles outlined by the Region will ensure the Community Housing Development Master Plan supports the continuation of building strong, healthy and affordable housing communities throughout York Region, supports HYI’s vision as “a leader in affordable housing, building

inclusive communities that everyone would be proud to call home,” and HYI’s strategic priority of increasing the rate of growth.

For more information on this report, please contact Josh Scholten, Director, Housing Development and Asset Strategy at 1-877-464-9675 ext. 72004. Accessible formats or communication supports are available upon request.



Recommended by:

Kathy Milsom
General Manager, Housing York Inc.



Approved for Submission:

Katherine Chislett
President, Housing York Inc.

November 12, 2021
Attachment (1)
13380478

Capital Funding for Housing York Inc. Properties Developed by the Region

Occupancy Year	Project	Municipality	Total Units	Funding Source (\$000s)						
				Federal/Provincial		York Region*		Other Contributions (e.g. Foundations, Municipal)		Project Total
				\$000s	%	\$000s	%	\$000s	%	\$000s
2006	Blue Willow Terrace	Vaughan	60	1,799	19%	7,007	74%	716	8%	9,522
2008	Tom Taylor Place	Newmarket	50	1,460	15%	8,124	84%	67	1%	9,651
2011	Kingview Court	King	39	4,680	58%	3,458	42%	-	0%	8,138
2012	Mapleglen Residences	Vaughan	84	2,234	14%	13,259	86%	9	0%	15,502
2013	Mackenzie Green	Richmond Hill	140	16,800	45%	20,601	55%	-	0%	37,401
2014	Lakeside Residences	Georgina	97	12,490	62%	7,569	38%	-	0%	20,058
2016	Belinda's Place	Newmarket	37	1,350	14%	7,576	76%	1,000	10%	9,926
2016	Richmond Hill Hub	Richmond Hill	202	23,318	41%	33,222	58%	1,000	2%	57,540
2019	Woodbridge Lane	Vaughan	162	11,412	27%	31,362	73%	-	0%	42,774
2023	Unionville Commons	Markham	265	23,060	27%	63,243	73%	-	0%	86,303
2023	Whitchurch-Stouffville**	Whitchurch-Stouffville	97	13,025	29%	31,142	71%	-	0%	44,167
Total			1,233	111,628	33%	226,563	66%	2,792	1%	340,982

*Sources include development charges, tenant funded debt, Regional reserves

**Potential adjustment as additional funding becomes available including the National Housing Co-Investment Fund