



UPDATE ON AFFORDABLE HOUSING DEVELOPMENT

(Refer to item C.1)

Joshua Scholten and Melissa McEnroe
Housing York Inc. Board Meeting
March 6, 2019



AGENDA

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BACKGROUND

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WOODBIDGE LANE

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UNIONVILLE SENIOR'S AFFORDABLE HOUSING DEVELOPMENT

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STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

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CAPITAL FUNDING AND PORTFOLIO MANAGEMENT

BACKGROUND

Where we started

(transferred in 2001)

- 1838 units
26 properties
- 116 transitional/emergency units
3 properties

What we've added

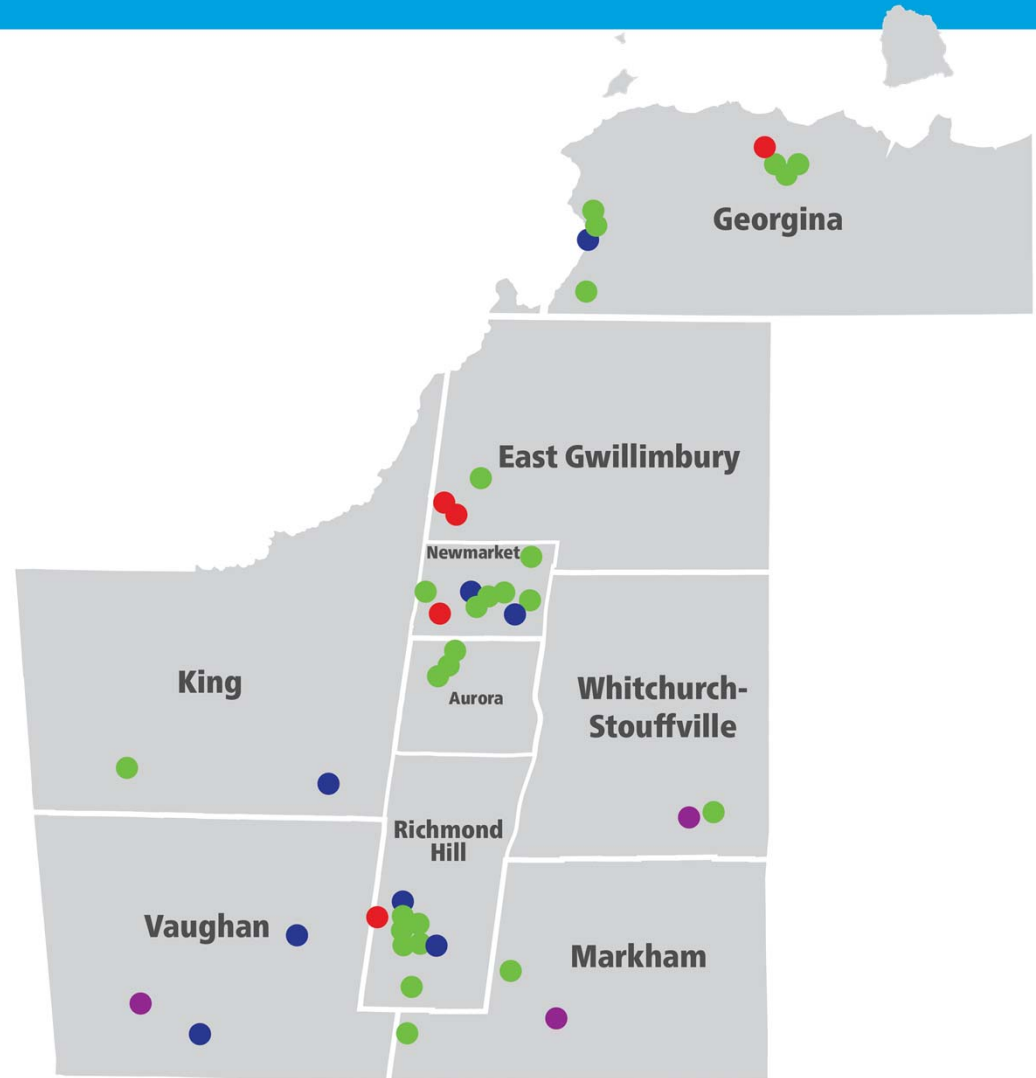
(2004 to 2016)

- 757 units
8 properties
- 62 transitional/emergency units
2 properties

What we're doing

(2017 to 2023)

- 526 units
3 properties
- TBD units
1 property



By 2023 the Housing York Inc. portfolio will have increased by 1,257 units

BACKGROUND



Armitage Gardens
Newmarket
58 Units



Blue Willow Terrace, Vaughan
60 Units



Tom Taylor Place
Newmarket
50 Units



Kingview Court II, King City
39 Units

Mapleglen Residences, Vaughan
84 Units



Mackenzie Green
Richmond Hill
140 Units



Lakeside Residences
Keswick
97 Units



Richmond Hill Hub, Richmond Hill
202 Units

Belinda's Place, Newmarket
37 units



BACKGROUND



Woodbridge Lane
Vaughan
162 Units

2020

2022

Unionville Senior's Affordable Housing Development
Markham
265 Units



2023

Stouffville Affordable Housing Development
Stouffville
100 Units

Men's Emergency Housing
TBD

The Region has developed for HYI in nearly all municipalities with Aurora and East Gwillimbury being the next focus areas

WOODBIDGE LANE

275 Woodbridge Avenue, Vaughan

WOODBIDGE LANE PROJECT OVERVIEW



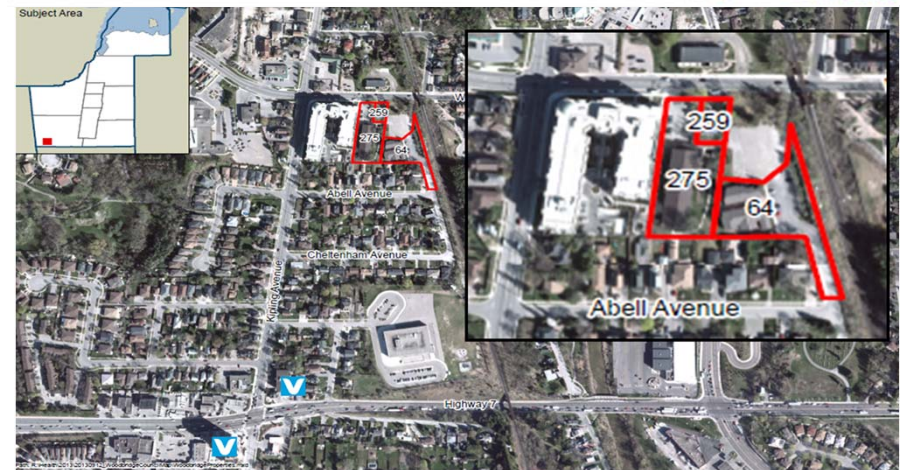
Contractor: VanMar Constructors (ON) Inc.

Budget: \$47M

Total Number of Units: 162

| Unit Size | Number of Units |
|-----------|-----------------|
| 1 bedroom | 94 |
| 2 bedroom | 36 |
| 3 bedroom | 30 |
| 4 bedroom | 2 |

- Redevelopment of two existing HYI sites
- Purchase of a small parcel of land
- City of Vaughan granted a partial exemption for parkland payment
- Housing for families, individuals and seniors



PLANNING
2014-2017

CONSTRUCTION
2017-2019

OCCUPANCY
2019

WARRANTY
2020

EXTERIOR



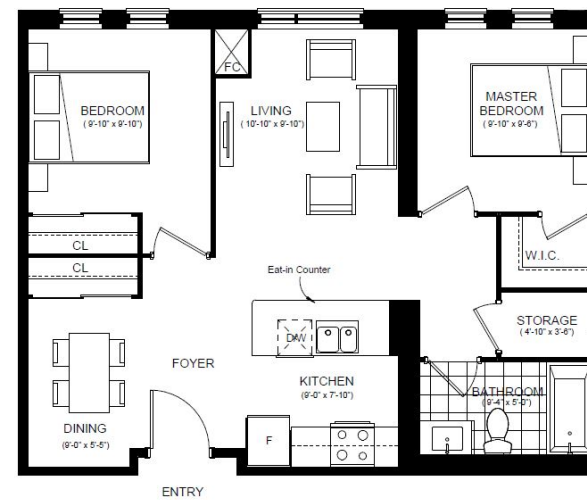
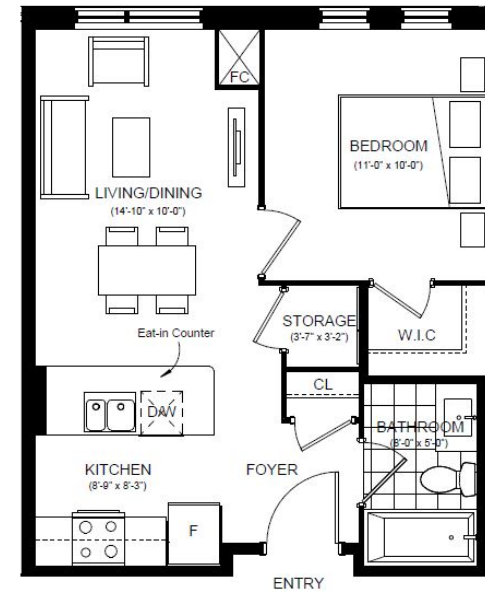
- ✓ Building superstructure is complete
- ✓ Building envelope is 90% complete
- ✓ Main roof is 85% complete

COMMERCIAL AND COMMUNITY SPACE

- Large non-residential space at grade with Woodbridge Avenue frontage
- 2,742 square feet
- Acts as a visual connection to the existing Woodbridge community
- Designed for flexible uses including community and/or commercial space



INTERIOR



INTERIOR



- ✓ Drywall work completed from first to fourth floor
- ✓ Kitchens installation completed on mock up suites
- ✓ Plumbing, HVAC, fire suppression systems and electrical conduit installation is completed

Construction completion is anticipated in late summer, with rental to follow

RESIDENT FEATURES



- Relocated residents will be offered a unit
- Gardens and pedestrian walkways
- Indoor and outdoor play areas
- Underground parking
- Indoor and outdoor amenity and program space
- Central heating and air conditioning

UNIONVILLE SENIOR'S AFFORDABLE HOUSING DEVELOPMENT

4310 Highway 7, Markham

UNIONVILLE PROJECT OVERVIEW



Contractor: Martinway Contracting Limited

Budget: \$80M

Total Number of Units: 265

| Unit Size | Number of Units |
|-----------|-----------------|
| 1 bedroom | 204 |
| 2 bedroom | 61 |

- Campus development with private market townhomes, LTC facility and life lease apartments
- Cost sharing agreements with Minto Communities and UHS
- Multiple phases of construction
- Housing for senior's (60+ years)



PLANNING
2014-2018

CONSTRUCTION
2018-2021

OCCUPANCY
2022

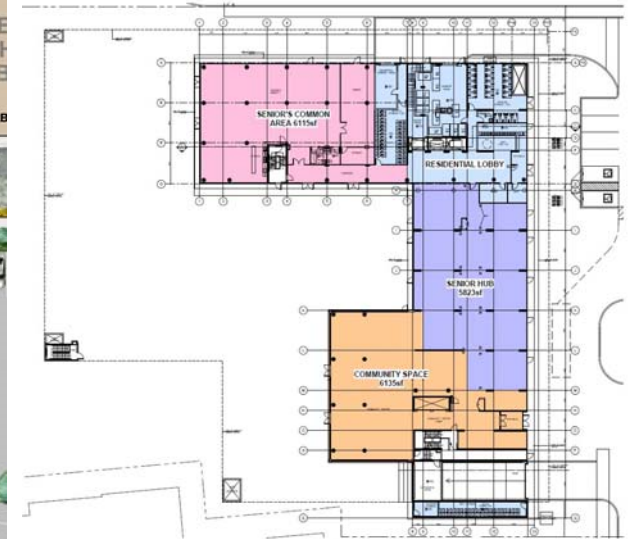
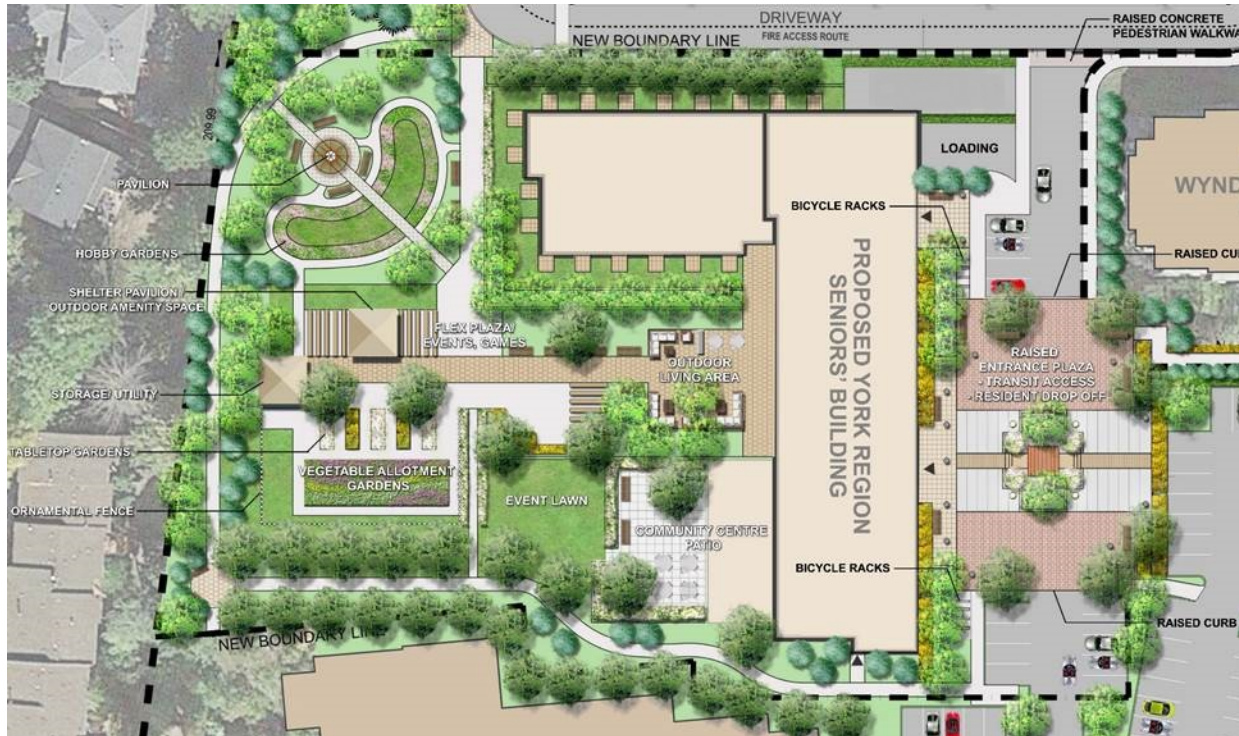
WARRANTY
2024

EXTERIOR

- 265 residential units
- Approximately 6,000 square feet of residential amenity space
- Landscaped open space and gardens
- 312 underground parking stalls
- 11 surface parking spots (short term parking)



SENIORS HUB



- Public space for community use
- Approximately 12,000 square feet
- Supports for health and well-being of seniors

RESIDENT FEATURES

- Residents currently living in Heritage Village will be offered a unit
- Walking paths
- Community gardens
- Indoor and outdoor event spaces
- Juliette balconies
- YRT bus stop in front of building
- Central heating and air conditioning



WHITCHURCH-STOUFFVILLE AFFORDABLE HOUSING DEVELOPMENT

5676 Main Street, Whitchurch-Stouffville

WHITCHURCH-STOUFFVILLE PROJECT OVERVIEW

- 3.7 acres of land
- Farm equipment business will remain in operation until January 2020
- Preliminary planning stage
- Additional federal/provincial funding required for project



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WHITCHURCH-STOUFFVILLE

PLANNING
2019

CONSTRUCTION
2020-2022

OCCUPANCY
2022

WARRANTY
2024

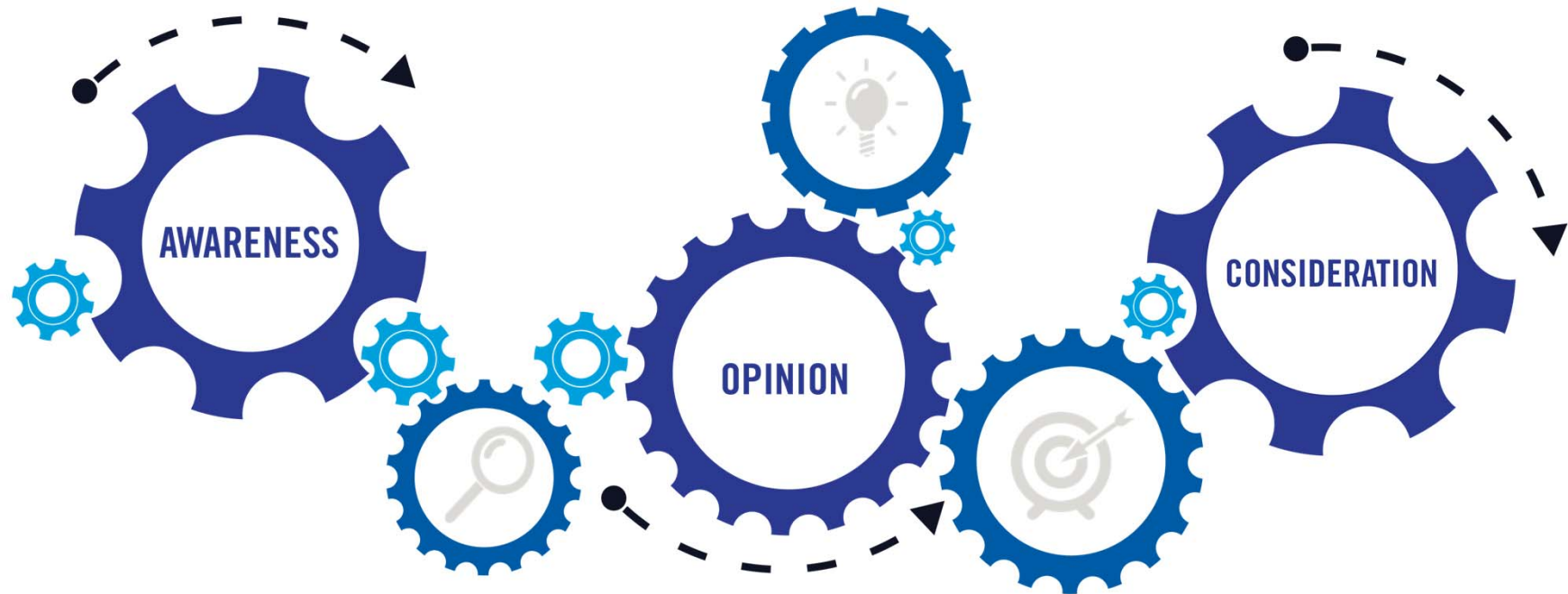
DEVELOPMENT OPTIONS



- Two phase development
- Exploring various site plan options
- Housing for singles, seniors and families
- Approximately 90 to 110 units

Capital costs for the building will be requested through the Region's budget process

COMMUNITY ENGAGEMENT



- Public Information Centre
- Establishment of a Community Liaison Committee

- Focus on education and awareness
- Consideration of community input

CAPITAL FUNDING FOR NEW DEVELOPMENTS

Typical Capital Funding

| Funding Source | Funding | % |
|----------------------------------|--------------|------|
| Housing Development Reserve (YR) | \$12,000,000 | 40% |
| Development Charges (YR) | \$3,000,000 | 10% |
| Tenant Rents (HYI) | \$4,500,000 | 15% |
| Federal/Provincial | \$10,200,000 | 34% |
| Local Contribution | \$300,000 | 1% |
| Total | \$30,000,000 | 100% |

Based on 100 units

Innovations in Capital Funding

- Affordable Home Ownership
- Section 37 of the Planning Act
- Municipal Partners
- Rent Supplement
- Private Market Opportunities
- Public/Private Opportunities
- Federal and Provincial loan and grant programs

As funding programs change, innovative ways to raise and leverage capital will be required



PORTFOLIO MANAGEMENT STRATEGY

Assessing HYI's Portfolio

- By 2020, 10 of HYI sites will be at or approaching 50 years of age
- Portfolio is comprised of approximately 115 acres of land
- Review of properties to determine best use
- Each property considered through various filters
- Development scenarios for consideration
- Lead into Affordable Housing Master Plan in 2021

Portfolio Management Strategy to be presented to the Board in the fall



THANK YOU

For more information

Joshua Scholten, Director

Housing Development and Asset Strategy

Joshua.Scholten@york.ca ext. 72004

