



Opportunities to Create
Affordable Housing:
Unionville and Woodbridge

Presented to HSPB- September 22, 2017

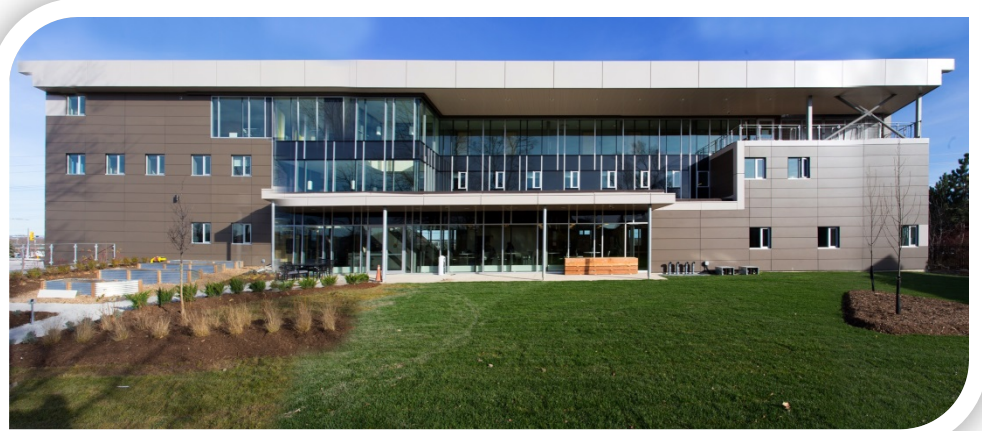
By Melissa McEnroe

Manager, Affordable Housing
Development, York Region

Overview

- Background and Recent Projects
- Feasibility
- Community Conversations
- Partnerships

Background and Recent Projects



Let's Build a Building!

The Recipe:

- Need
- Support
- Time
- Money



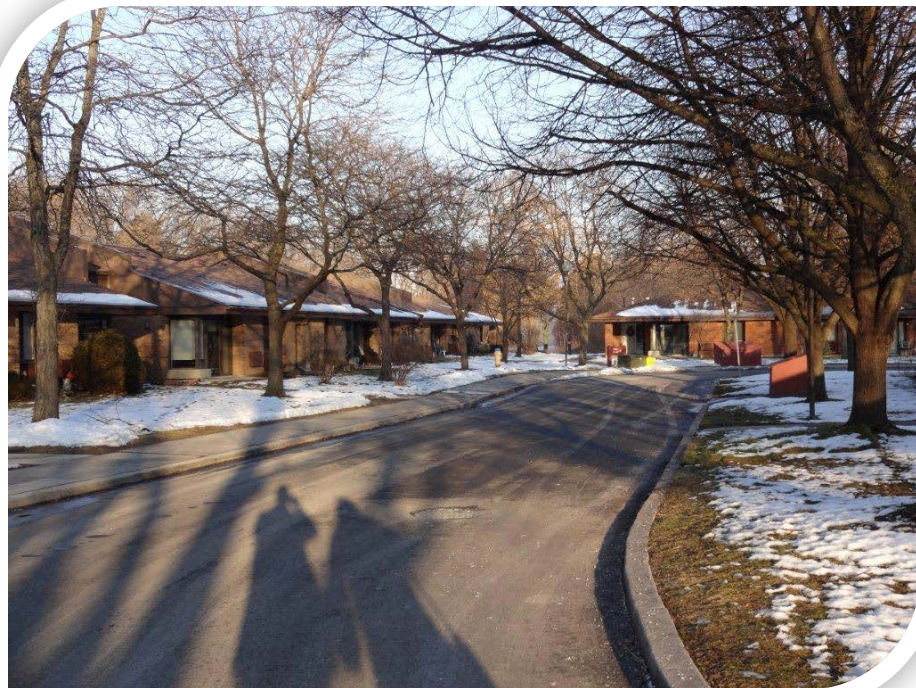
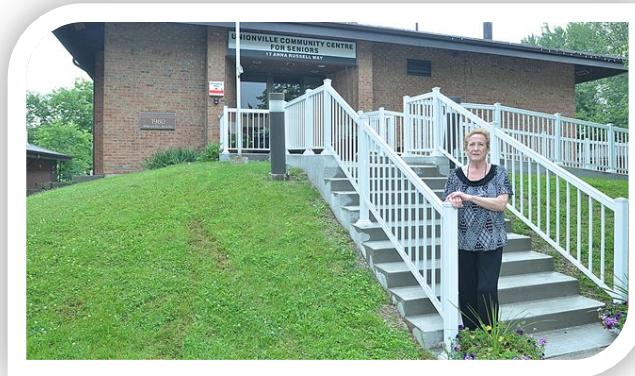
Woodbridge Before



Woodbridge Before



Unionville Present



Financial Considerations

- Capital budget
 - Provincial funding (IAH, SIF)
 - Federal Funding (CMHC)
 - Municipal incentives (DC/parkland reductions)
- Operating budget
 - Rental subsidies (RGI, rental benefits, programs)
 - Market rent rates and percentages
 - Maintenance and repairs
 - Self sustaining financial model

usGroup

Unionville Seniors
Order of Magnitude Cost Estimate
Unionville, Ontario
October 2016

EXECUTIVE SUMMARY
The 'Hard' Construction Cost Estimate can be summarized as follows:

Component	GFAMD	GCAISF	\$/SF (GCA)	\$ BUDGET	No. of Units	\$ /Unit
U/G Parking (2 Levels)						
Seniors Building - 13 Levels						
Site Development - Allowance (no drawings)						
Sub-Total - GCA (Excluding Contingencies Allow)						
Design and Pricing Allowance						
Sub-Total - GCA (Including Design Allowance)						
Contingencies: Exclusion Contingency Construction Contingency						
TOTAL CONSTRUCTION COST (Excluding HST)						
HST - EXCLUDED						
TOTAL CONSTRUCTION COST (Excluding HST)						

Predevelopment & Feasibility	Project Totals	Per Unit
Appraisal	6,000	375
Architect & Engineer	10,000	625
Environmental Reviews & Reports (Phase I, Phase II, etc)	0	0
Market Analysis	3,750	234
Preliminary Title Search	0	0
Survey	6,000	413
Consultant	12,000	750
Application Fees	0	0
Other	0	0
Total Predevelopment:	\$38,350	\$2,397
Building & Property Acquisition	0	0
Land	0	0
Existing Buildings	5,403,949	33,809
Relocation	12,400	779
Total Acquisition:	\$5,416,349	\$34,584
Construction Costs	0	0
Exter Construction Costs	5,49,800	34,363
Energy Efficiency Upgrades	2,09,400	13,092
Appliance Package	35,525	2,220
Contractor General Conditions	53,336	3,314
Contractor Overhead	66,670	4,252
Contractor Profit	37,082	2,318
CONSTRUCTION CONTINGENCY	10,000 / hard cost	637
	4,000 / hard cost	255
	10,000 / hard cost	637
Total Construction:	4,931,813	\$31,263
Professional Services	0	0
Legal	10,000	675
Title & Recording	9,400	593
Cost Certification	6,000	375
Marketing / Advertising	4,800	300
Total Professional Fees:	20,200	\$1,248
Carrying & Construction Financing Costs	0	0
Inspection & Draw Fees	0	0
Points & Bank Fees	0	0
Builder's Risk Insurance	0	0
Property Insurance	16,000	1,000
Real Estate Taxes	15,079	1,357
Interim Capitalized Operating Costs	0	0
Total Carrying Costs:	31,079	\$1,957
Permanent Financing & Syndication	0	0
Points & Bank Fees	0	0
Title & Recording	0	0
Partnership & Organization Expense	0	0
Legal (including tax opinion)	0	0
Other	0	0
Total Permanent Financing & Syndication:	0	0
Reserves	0	0

Community Conversations

- Council Approvals
- Public consultations
- Ratepayer/ Resident groups
- Neighbourhood dynamics
- Planning process
- Design improvements

WELCOME

UNIONVILLE HOME SOCIETY
REDEVELOPMENT

Community Liaison Committee Meeting
September 21, 2017



How important is it that we develop, as a network, guidelines for...:

	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	WE SHOULD DEVELOP THIS SOMEHOW
Eligibility of activities?	●●●●●	●●●●●	●●●●●	●●●●●
Validation process?	●●●●●	●●●●●	●●●●●	●●●●●
Competencies/ Learning Outcomes? CCR document format?	●●●●●	●●●●●	●●●●●	●●●●●
Communications strategy (language)	●●●●●	●●●●●	●●●●●	●●●●●

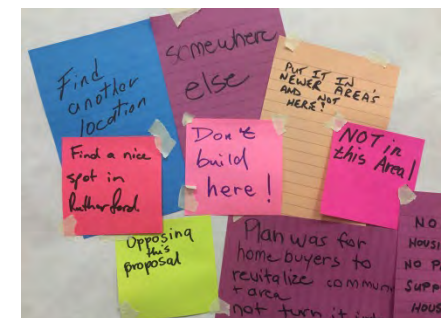
York Region

Woodbridge
Redevelopment
Update

Z.15.041 & DA.15.093
CLC Meeting #4



Community and Health Services
reusing spaces



Woodbridge Future



Unionville Future



Working Together

- Commercial tenants
- Community agencies
- Government branches
- Continued funding for affordable housing



Thank You!





United Church of Canada

National Land Inventory

September 22 2017



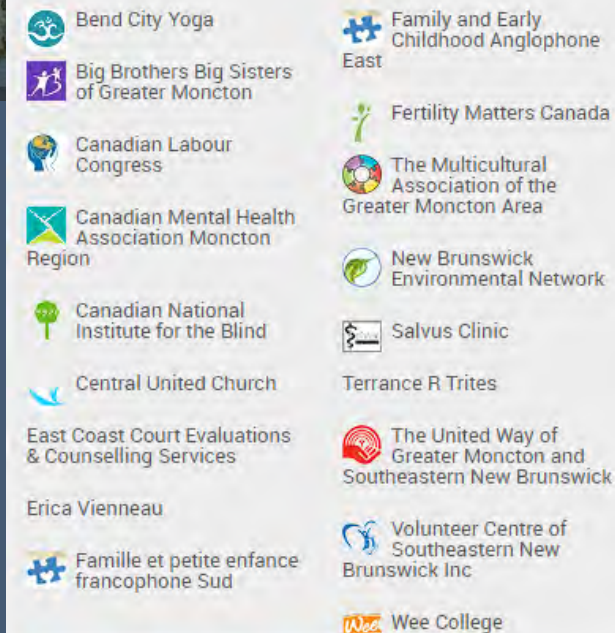
Our tasks

1. Review current approach to real estate decision making
2. Conduct high-level assessment of the national portfolio
3. Propose a strategic approach to managing national assets



Challenges

- Lost opportunities and revenue
- Resources expended on bad projects
- Frustrated development partners
- Trustees can feel conflicted
- Loss of intellectual history
- No ability to redistribute wealth
- No mechanism to act strategically



The Inventory

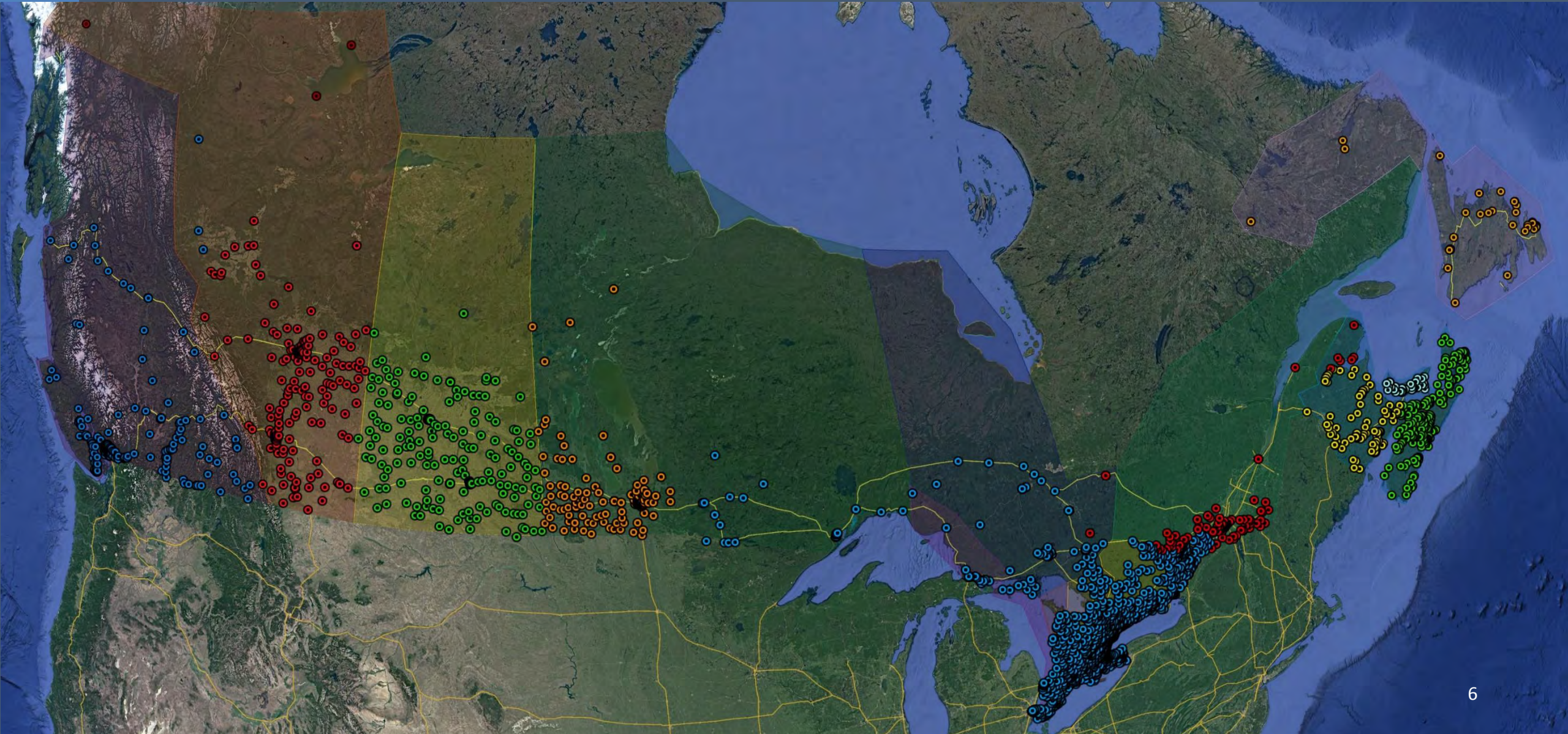


Methodology

- Build up on UCC database of addresses
- Online survey to solicit information on properties – fill gaps
- Excel data base updated & geocoded
- Establish criteria for Strategic Sites
- Team triage of all sites
- “Drill down” on Strategic Sites

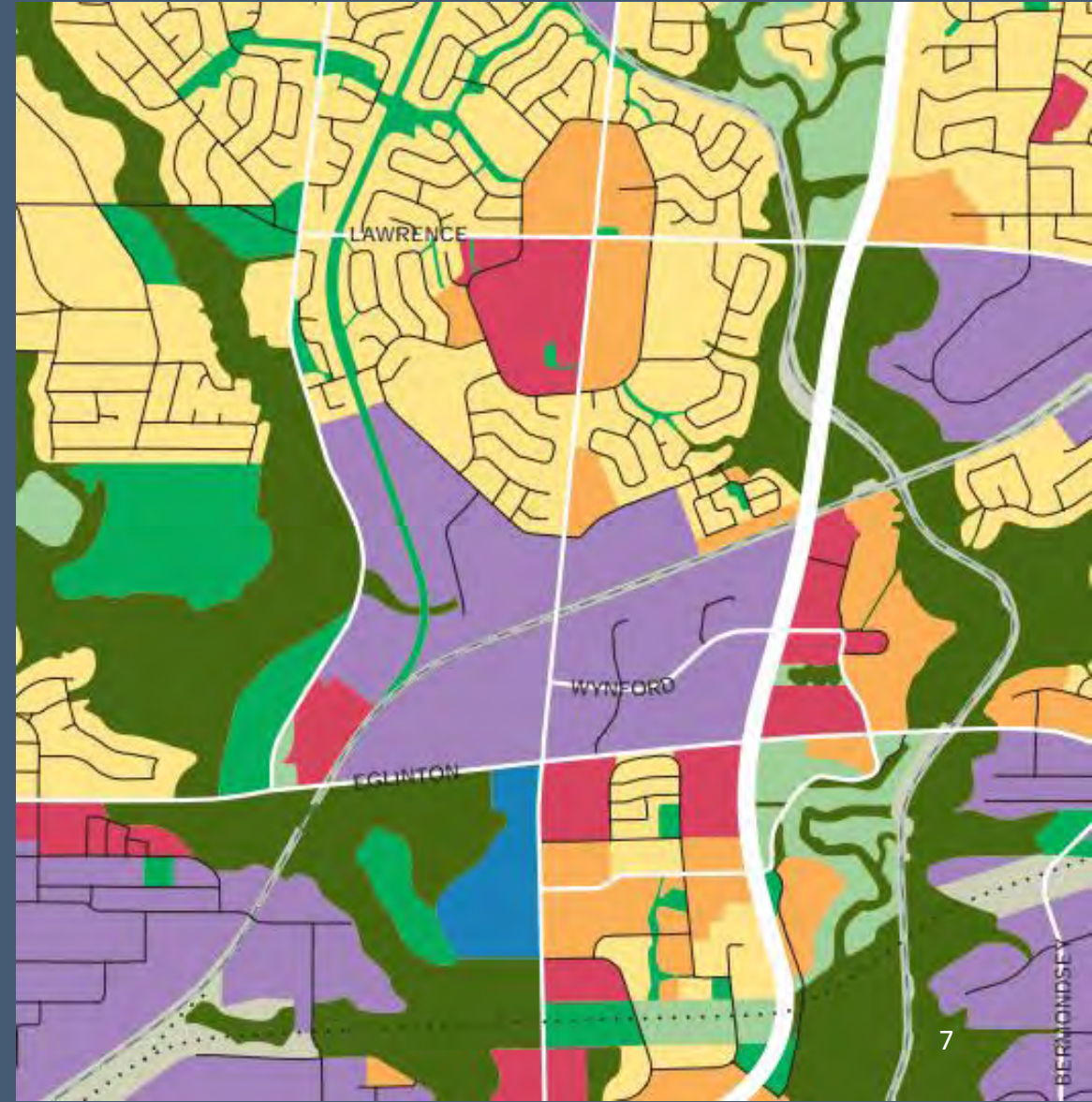


Inventory



Criteria used to Identify Potential Strategic Sites

- Property size
- Heritage attributes
- Character of adjacent built form
- Signs of recent intensification
- Compatible/ incompatible adjacent uses
- Market context
- Economic & demographic context
- Planning policy framework



Strategic Real Estate Value

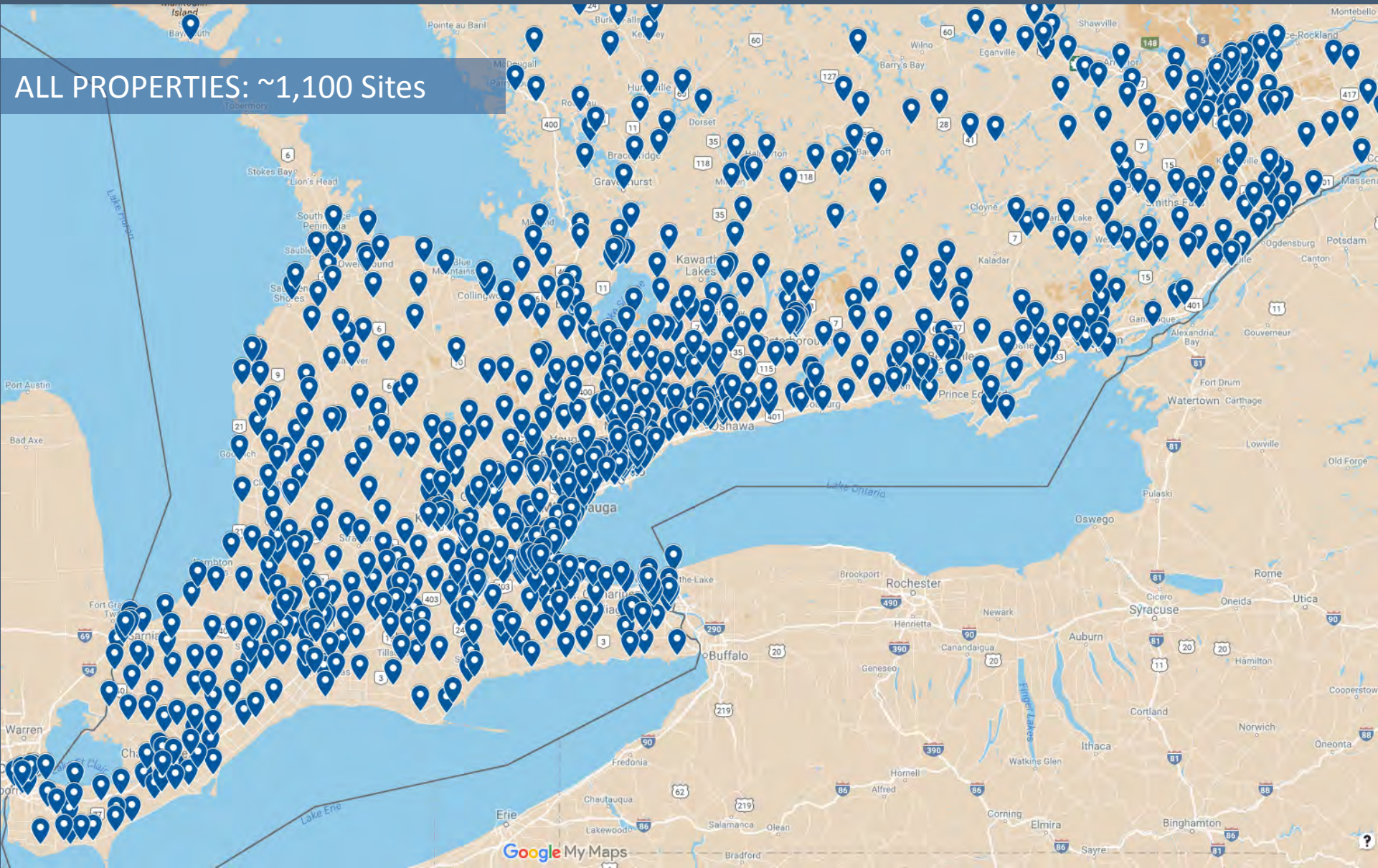
- Strong market indicators
 - Housing price growth
 - Population growth
 - Job growth
 - Evidence of nearby investment
- Available land
- Not heritage
- Likely require planning intervention and/or additional research



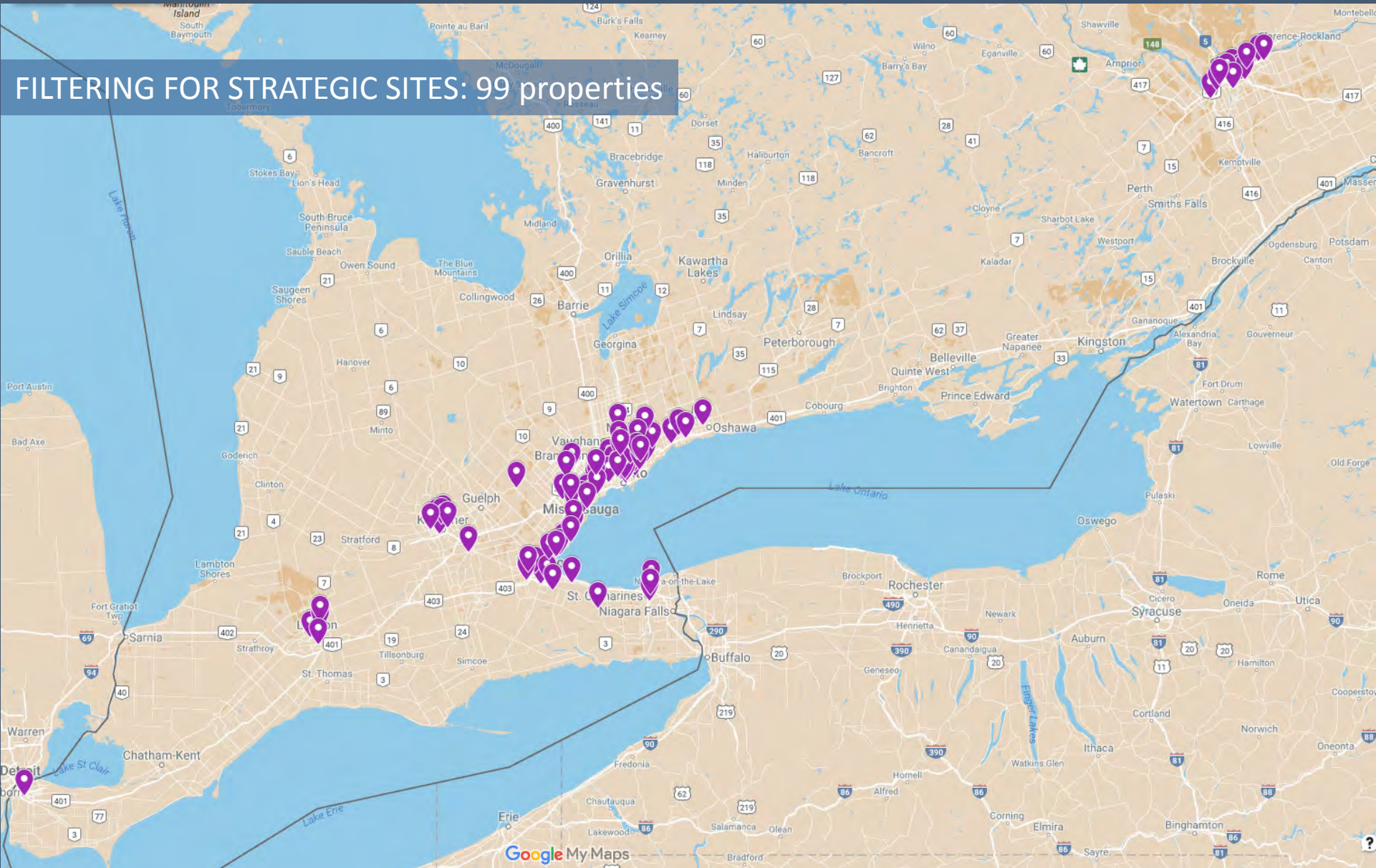
Filtered Sites



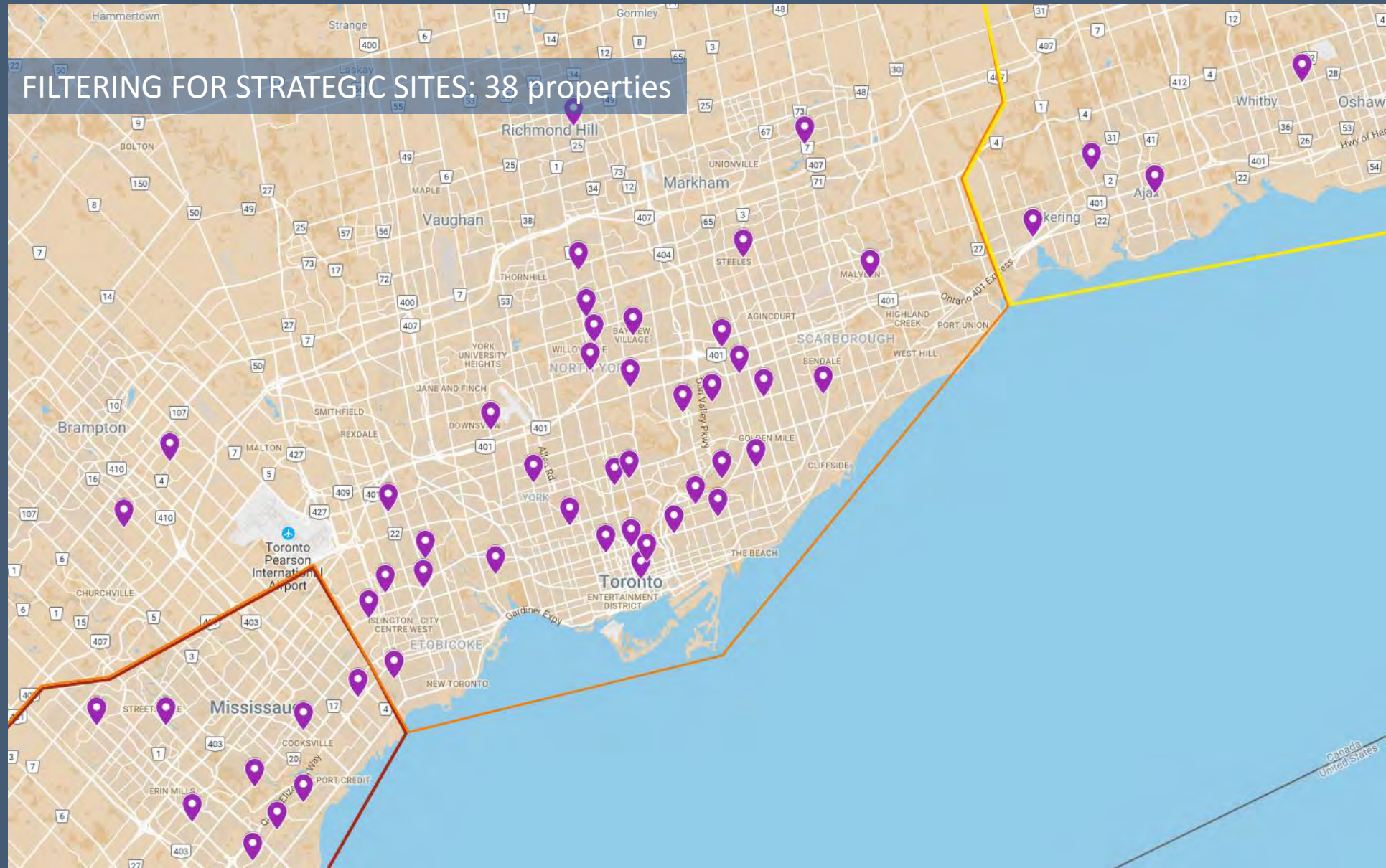
Southern Ontario



Strategic Sites in Southern Ontario



Strategic Sites in Toronto Conference



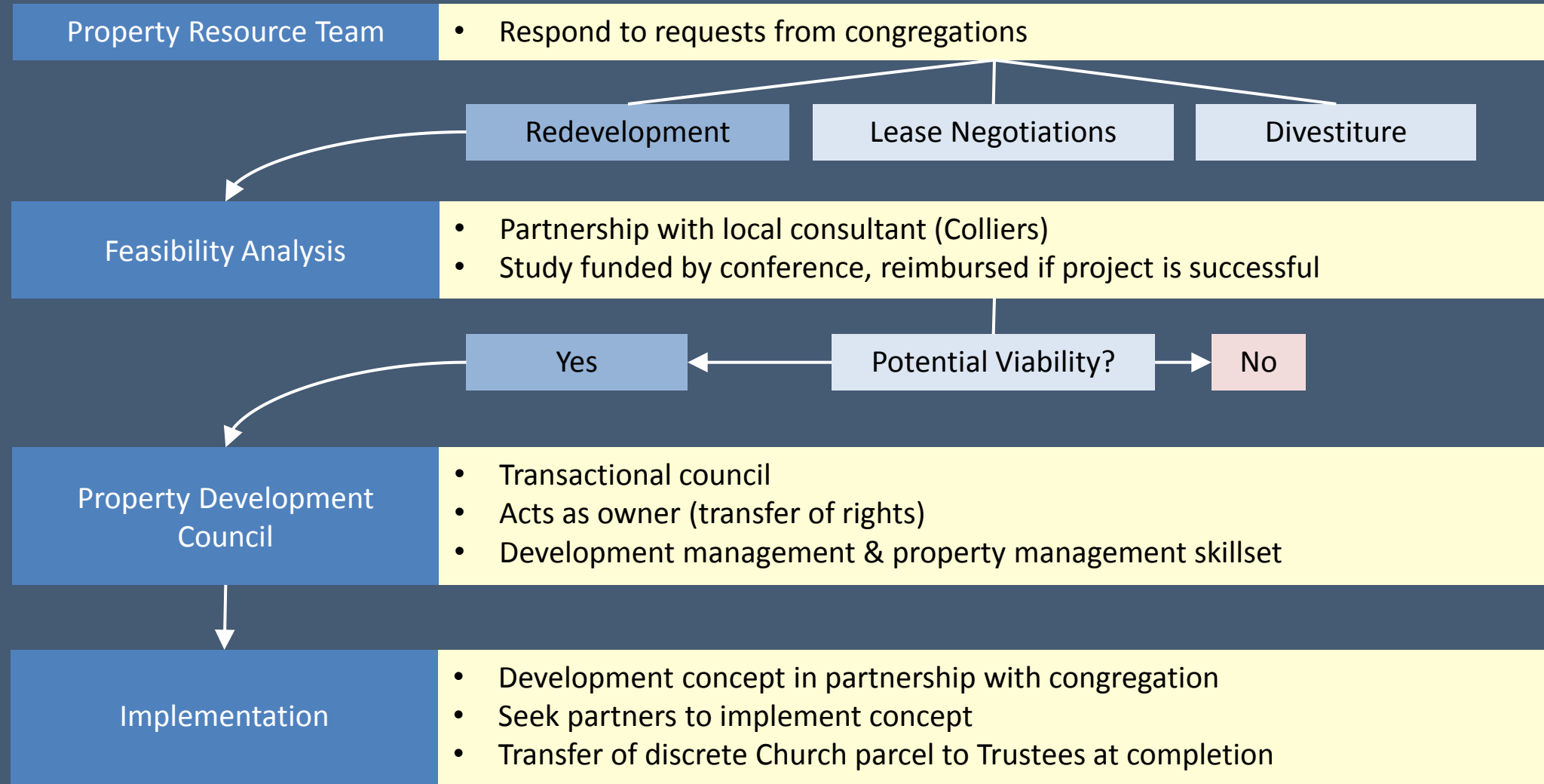
Towards a New Structure

Key Considerations:

- Large volume & geographically diverse
- Wide range of site & market characteristics
- Range of projects – affordable housing to community hubs
- Need for “best quality and wide ranging” advice
- Limited & sporadic project flow
- Need to build capacity through experience
- Limited resources – need for efficiency



Example: BC's Property Resource Team

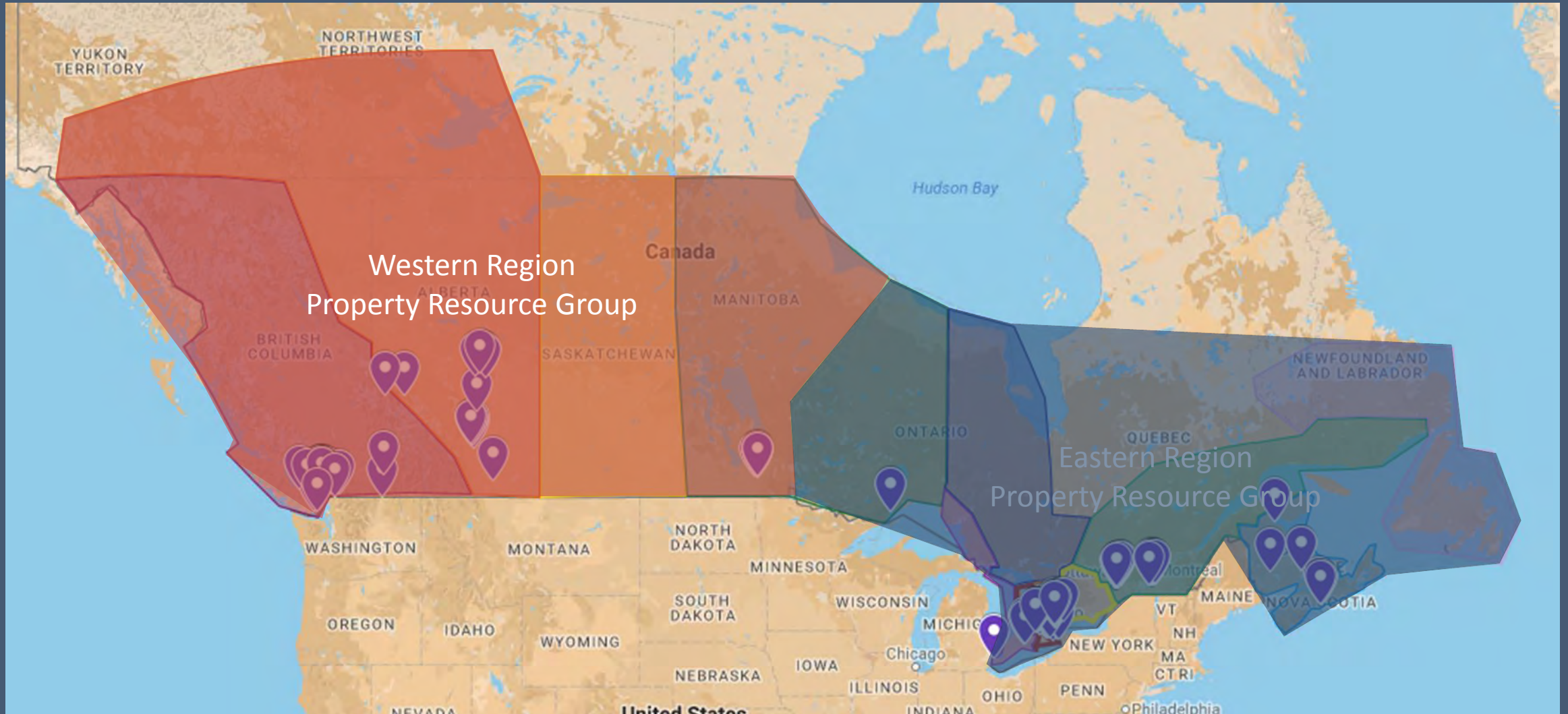


Requirements of a New Strategy

- Capacity and skills
- Operate nationally
- Clarification of roles & culture shift
- Proactive outreach to congregations and partners
- Accountability through business planning
 - Mechanism for surplus redistribution
- Autonomy
 - Make *go / no-go* decisions on real estate initiatives



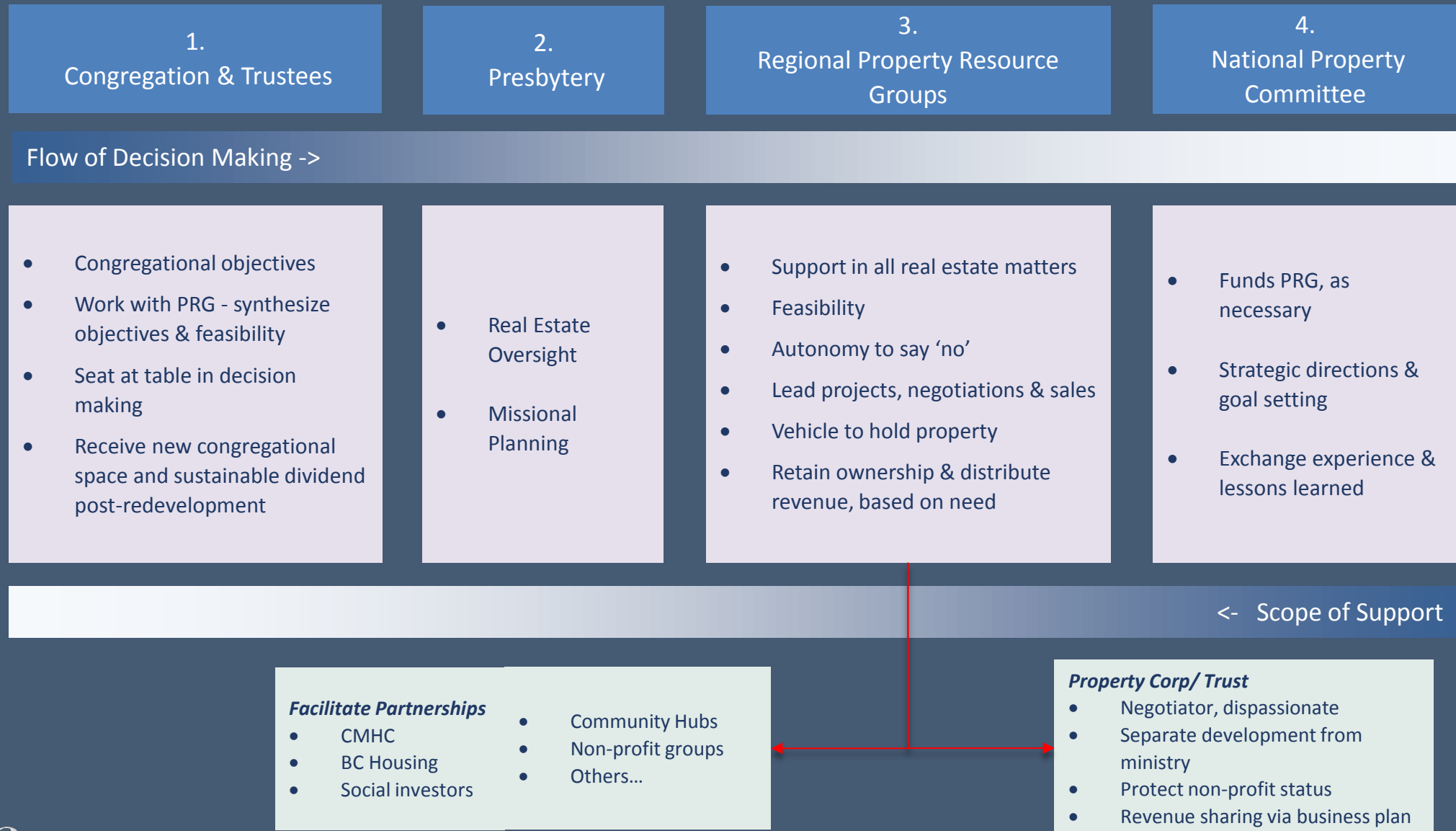
Property Resource Group(s) - PRG



Property Resource Group

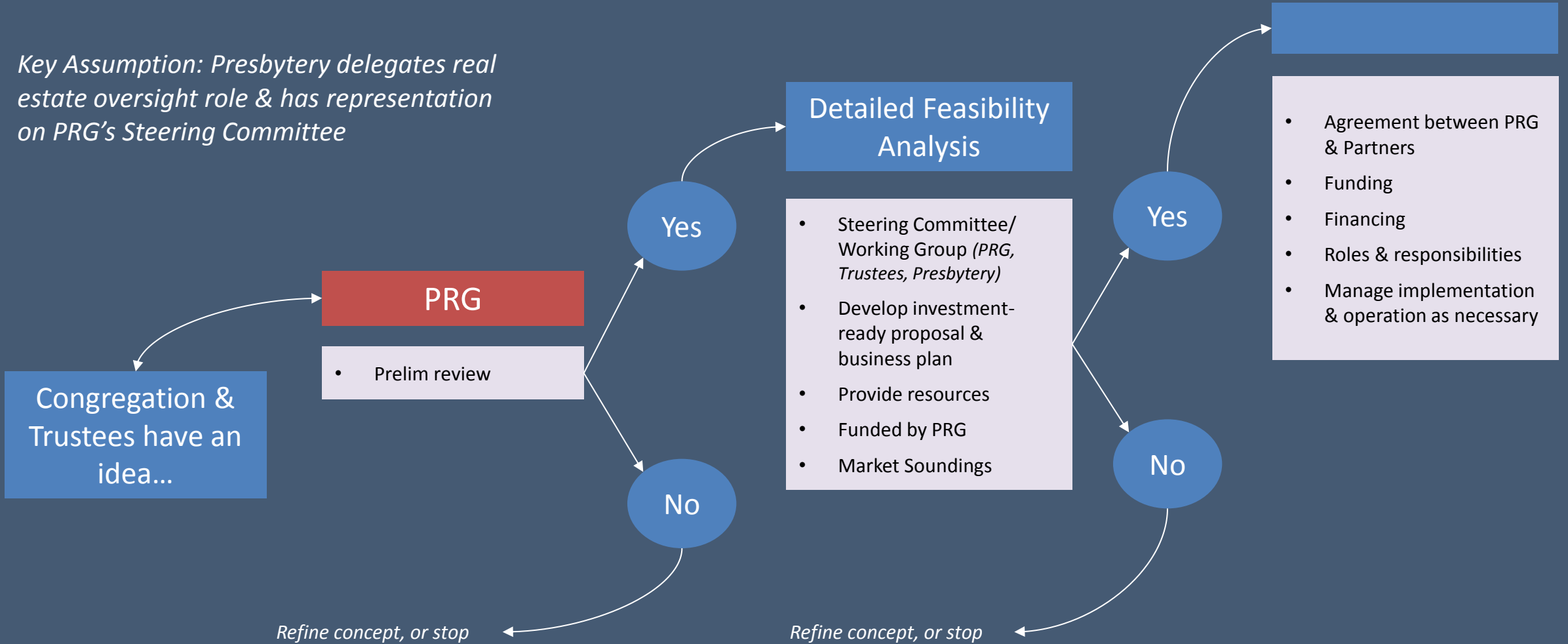
- In house real estate teams (east and west)
- Permanent real estate professional (s)
- Best-in-class consultants on an as-needed basis
- Reports to a committee drawn from the United Church Community
- Roles:
 - Leads real estate investment initiatives
 - Manages assets, retained real estate and distributes dividends

... A Potential Structure



Possible Project Path ...

Key Assumption: Presbytery delegates real estate oversight role & has representation on PRG's Steering Committee



Implementation Strategy

Establish Interim PRG

July – December 2017

Refine PRG

October – December 2017

Launch PRG(s)

January 2018