



## **Aspen Apartments**

# Request to Haldimand County in Support of Affordable Rental Housing Project for Seniors

Presentation by the Capability Team

May 15, 2018

# Project Team



Capability  
Support  
Services Inc.



Mountainview  
Construction  
Inc.

Development  
Consultant:



**SHS CONSULTING**  
POLICY • RESEARCH • COMMUNITY DEVELOPMENT

# Project Update

- This presentation follows up on our presentation to Council in Committee on April 24, 2018
- Capability is grateful for the support of Haldimand County in providing the land via a no charge ground lease and assisting with the development approvals
- We had previously shared our challenges in obtaining financing due to the impact of the LHIN's clawbacks of subsidies which have now been resolved
- As a result, last week we learned that Infrastructure Ontario is now willing to provide financing to the project
- Capability is ready to sign the construction contract and get underway as soon as financing is confirmed

# Request for Financial Assistance from Haldimand County

Two Requests for Consideration:

- Provision of guarantee for construction and mortgage financing, similar to what was provided for Maple Grove Place, and as discussed April 24, 2018
- Provision of a grant of \$250,000 from Haldimand County toward capital costs

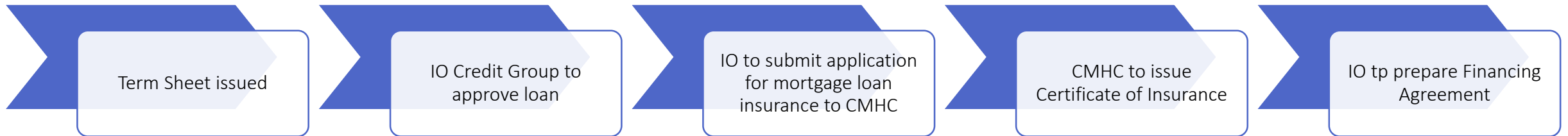
# Update on Financial Status of Project

- The Design-Builder has confirmed the site servicing costs are higher than originally budgeted for
- Infrastructure Ontario (lender for Maple Grove Place) advised they would provide a Term Sheet by May 10, 2018, following discussions with the Capability team around adjustments to be made to the financial statements
- First flow of funds from Infrastructure Ontario would not be available until early July
- First flow of funds from the Investment in Affordable Housing (2014 Extension) and Social Infrastructure Funding programs totalling \$452,000 will be available in mid-June, with another \$576,000 available likely in July

# Infrastructure Ontario Requirements

- General Security Agreement for project similar to what is in place for Maple Grove Place
- CMHC mortgage loan insurance
- Guarantee for loan from Haldimand County
- Debt Service Coverage Ratio of 1.10 which is achieved for this project

# Infrastructure Ontario Process



- Due to the provincial election, IO is now in a 'caretaker period' where loans cannot be approved until after June 7<sup>th</sup>, and first funds would not be available until early July

# Thank You for Your Support

- This project would not be possible without all of the support Capability has received from Haldimand County and Norfolk County and the Capability team is grateful for all that Council and staff have done to move this project forward