

BEFORE YOU PRINT

Please note this document is 29 pages long.

Senior Complex and Community Living Proposal

Presented by:

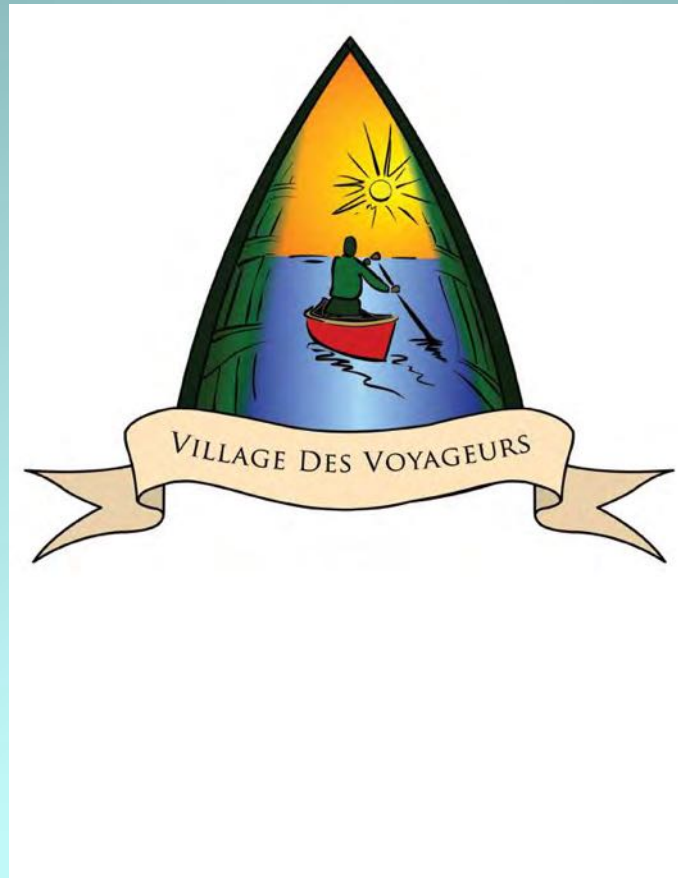
Coopérative de santé et de logement de la

Rivière - des - Français inc

October 27, 2011



Sustainable Development for Housing, Health and Community



Objective:

1. Review the Cooperative's proposal to build 34 units
 2. Present the projects details
3. Gain support for project with the Manitoulin-Sudbury District Services Board (MSDSB)

Agenda Items:

- History of the Cooperative
- Present project details
- Update on funding resources
- Present proposed funding requirements from Ontario Ministry
- Rent Structure

The Cooperative

Incorporated since 1997

History

- Incorporation in 1997
- Began working with local groups to gain support for additional seniors residence
- Emphasis on affordability, health, life style and community living
- Previous Council has approved the transfer of land adjacent to the municipal office
- New Council has reaffirmed this commitment - 2010

Mission

- A main focus of the mission is to provide ongoing programming in the community so the seniors can interact with all community members and share activities that bring people together. By providing this forum, the community will benefit from the elders' knowledge and bring together people in the French River area.

Project description:

- Prepare feasibility for construction of new seniors complex linked to economic development and community engagement
- Design and build a multi-use facility for the 34 units and incorporate a community centre
- Prepare feasibility for greenhouse and solar additions to the project site
- Long term goal is to incorporate affordable housing, economic activity and sustainability

Business Case

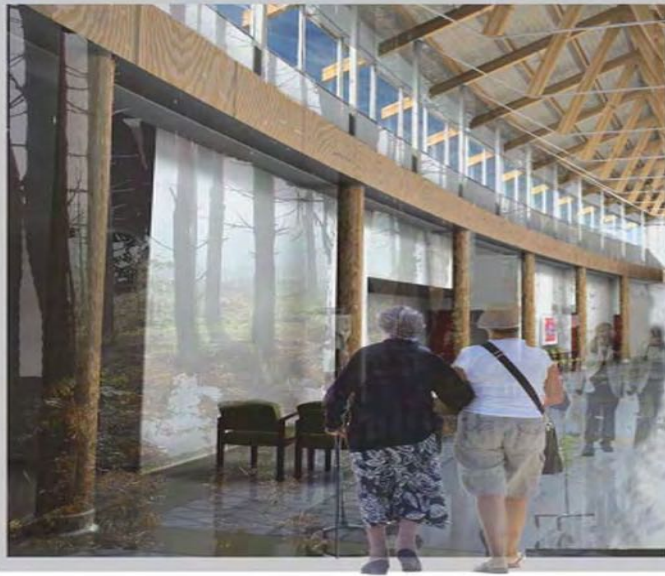
Cooperative de sante et de logement de la
Rivieres-de- Francais inc.

Design Development

- The Cooperative has hired Four Winds Management Services and Cardinal Conley & Associates Inc. to create the design concept and coordinate funding resources.
- The design is in the shape of a voyageur freighter canoe.

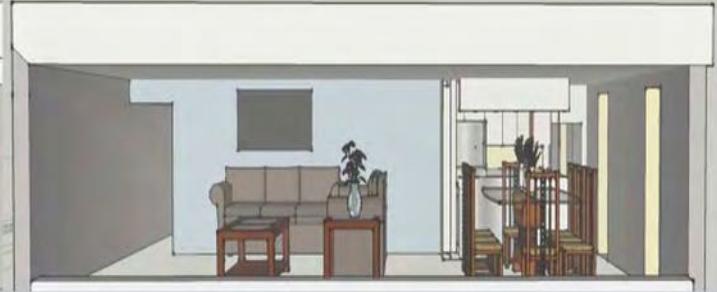
Concept Design

Noelville Seniors' Complex for the Municipality of the French River



Day and Night - Interior Perspective of Main Space

Concept



Design Features

- High efficiency heating with solar
- Super insulated with R factors of 50 in the walls and 70 in the ceilings
- Triple pane glass
- Local lumber suppliers
- Local gravel and waste management
- Heat recovery drains and in floor heating
- Solid wood products and limited off-gassing materials containing glues
- Water management plan for treated water and rain water
- Recycling program
- Composting and food growing operations for future residents (greenhouses)
- Solar and wind energy for heating and operations

Proposed Site: 45 Acres



Building Square Footage

- Residential 23,146 sq ft.
- Interior Spaces 12,588
- Other Spaces 11, 140

- Estimate Building cost 5.37M

Cost Break down

• Building	5.37M	
• Design / Eng Fees	400000	
• Servicing (w/s/e/r)	250000	
• Lns cp	150000	
• Proj Mgmt Fees	250000	
• Survey	10000	
• Phase I	7500	
• Interest on advances	25000	
• Insurance	50000	
• Mun. Fees (8/1000)	56000	
• Permits / Misc	75000	
• Totals	6,641,000	6.64M

Cost Breakdown Cont'd

- Total estimate 6.64M
- Contingency(10%) 664,000
-
- Total Project Cost estimate 7.30M

- Residential 5.50M
- Interior Building 1.25M
- Other Spaces (shared) 0.55M

Operations and Management

- The Cooperative will be making application for start up funding for operations
- Cooperative to adopt policies from similar type residential property management group such as Sutton

Rental Revenues – CMHC 2011

	Units	CMHC	80%
• Level - 1Br	30	650	520
• Level - 2Br	4	750	600

Revenue:

30 units	x 12	x 520	=	187,200
4	x12	x600	=	28,800
Total Annual Revenue			=	216,000

- Actual rent levels as per CMHC Affordability Chart 2011 for West Nipissing.
- West Nipissing is in the same market area as Noelville.

Operating Expenses:

• Taxes	30000	
• Heat (common areas)	5000	
• Electric/water/sewer	7000	
• Garbage / Snow removal	3000	
• Ins	5000	
• Maint/repairs	17000	(500/unit/yr)
• Prop. Mgmt	5000	
• Janitorial / Office	5000	
• Wages	10000	
• Replacement reserve	8309	(4%)
• Mgmt Fees	10386	(5%)
• Total		\$ 105,696

Total Revenues – N.O.I.

- Annual Rental Revenue is \$ 216,000
- Total 34 Units - Rev/year \$ 216,000 + other (laundry and parking spaces)
- Net operating income: $216,000 - 105,696 = 110,304$

NOI is estimated at \$110,304

Funding Strategy

- **Level 1:**
- Program: Investment in Affordable Housing
- Funding Agent: Ministry of Municipal Affairs and Housing
- Service Provider: M-SDSB
- Funding formula: \$ 155,500 per unit (sustainable green design). IAH $155,500 \times 75\% = \$ 116,625$
- Total estimate of funds: $34 \times 116,625 = 3.96\text{M}$

Funding Cont'd

- **Level 2:**



- **Provider:** Municipality of the French River

- **Deferred Tax:** Estimated value: $15,000 \times 10$
yrs = \$ 150,000

- **Waiver of Fees:** Estimate: \$50,000

- **Land 45 Acre Site:** Donation to project

Funding Cont'd

- Level 3:
-
- Program: Innovations
- Funding Agent Fed-nor
- Estimated Funding: 0.75M (Capital Cost)
- Funding for common area. Community building within complex

Funding cont'd

- **Level 4:**
-
- **Program:** Community and Infrastructure Program
- **Funding Agent:** MNNDM - NOHFC
- **Estimate;** 1.0M

Funding Cont'd

- **Level 5:**
- Mortgage Financing: $7.3M - 3.96M - 0.75M - 1.0M - 0.5M^* = 1.09M$
- Max loan amount is 1.297M @ 5.0% : Payments are \$ 90,576 / yr to service debt.
- Net Operating Revenue of \$110,304 supports mortgage of 1.297M. Gross revenue is \$216,000 plus other.
- **The Cooperative will add \$500,000 from donations to the project.*

Proposed Application:

1. M-S DSB to receive proposal Cooperative outlining need for 34 unit project to be funded under IAH
2. Cooperative to work with identified funding sources and complete feasibility.
3. Cooperative to request 34 units from M-SDSB funded under the IAH program.
4. Affordability; 30 – 1 Br units @ \$520 and 4 – 2Br units @ \$600. Rental rates are 80% of rents posted by CMHC.

Benefits of Project

- Create new options for housing in the region
- Reduce pressure on other providers of housing
- Integrate community style living into building
- Training opportunities for local residents as part of the youth retention strategy
- Long term economic, employment and training to be offered
- Cooperative housing and food growing operation in Phase II
- Promote Voyageur Region as tourist destination

Thank you for your consideration!

