

Financing – 25 Leonard Phase 2

Capital Costs

1. Building Acquisition	0	
2. Units	1,190,000	
3. Infrastructure	1,260,000	
4. Municipal Fees & Charges	200,000	
5. Soft Costs	475,000	
6. GST	0	
Total Capital Costs (120,000 per unit)		3,125,000

Funding

Grants & Loans	1. Federal Government - CRHP	650,000	
	2. Federal Government - SCPI	125,000	
	3. Province of Ontario - CRHP	104,000	
	4. City of Toronto - Capital Revolving Fund Loan	416,000	
	5. City of Toronto - Waive Fee & Charges	190,000	
	7. CMHC PDF Grant	35,000	
	8. St. Clare's	1,605,000	
	Total Grants & Equity		3,125,000

25 Leonard Phase 2

In 2005, St. Clare's added two floors, increasing the number of units at 25 Leonard from 51 to 77

25 Leonard was occupied and operational by 2000. By 2004 St. Clare's had established a track record of paying on time and was generating an operating surplus, more importantly, the rent supplement funding was extended for an additional fifteen years giving First National the security they needed to extend the payback period.

Our established reputation and improved financial position allowed us to finance Phase 2 at 25 Leonard by increasing the first mortgage and receiving with six grants and/or contributions.

Refinancing 25 Leonard's First Mortgage

St. Clare's restructured the financing at 25 Leonard to fund the construction of Phase 2. By extending the payback period to 25 years, we were able to increase the mortgage by \$1.4 million. First National also refunded the capitalized operating reserve providing an additional \$200,000. Combined these two sources provided the \$1,600,000 needed for the development of Phase 2. Moreover the monthly mortgage payments for Phase 1 actually went down.

In addition to the restructured first mortgage, St. Clare's accessed a number of grants to complete the financing for the project.

Affordable Housing Program (AHP) Pilot Program

St. Clare's received a grant of \$25,000 per unit from the federal government and \$4,000 per unit from the provincial government (\$754,000).

Community Sponsored Partnerships Initiative (SCPI)

We received a \$125,000 grant from SCPI to refurbish the elevator. The grant was used to refurbish and raise the height of the elevator by two floors to provide access to the new units.

City of Toronto

The City waived municipal fees and charges and provided a \$419,000 loan at 3% from the Capital Revolving Fund.

CMHC Project Development Funding (PDF)

Because the project would house low income tenants CMHC converted \$35,000 of their \$100,000 PDF loan into a grant.

25 Leonard – Subsequent Refinancing

4 years later, in 2010, the equity had grown in 25 Leonard allowing St. Clare's to remortgage the building again and contribute \$500,000 to the development of 180 Sudbury St. We did this by obtaining CMHC mortgage insurance allowing us to increase the mortgage by \$500,000 and reduce the monthly payments because the insured interest rate was 2% less than the conventional rate we had been paying.