

Financial Analysis

Scenario 1 - City Funds 100% of Capital Costs

	Bridge Housing Dormitories	PSH Modular Medium Intensity	PSH Site 1 Traditional Medium Intensity	PSH Site 2 Traditional Medium Intensity	PSH Site 3 Traditional High Intensity	PSH Site 4 Traditional Medium Intensity	Total
Units	36	57	40	30	50	30	243
Total Square Feet	15,027	32,800	29,149	24,176	34,639	22,611	158,402
Capital Funding:							
City Land Contribution (non-cash)	\$ -	-	655,000	935,000	1,125,000	2,335,000	5,050,000
City Lease Contribution (non-cash)	1,431,322	1,600,000	-	-	-	-	3,031,322
City Capital Contribution	600,000	9,676,000	8,642,562	7,506,772	12,200,859	6,706,007	45,332,200
Canada Mortgage and Housing Corporation Forgivable Loan	-	-	-	-	-	-	-
Canada Mortgage and Housing Corporation Debt	-	-	-	-	-	-	-
Commercial Debt	-	-	-	-	-	-	-
Provincial Funding	-	-	-	-	-	-	-
Non-market Housing Provider Funding	-	-	-	-	-	-	-
Total Capital Funding	\$ 2,031,322	11,276,000	9,297,562	8,441,772	13,325,859	9,041,007	53,413,522

Total City Capital Funding	\$53,413,522
Total City Capital Funding (excluding non-cash contributions)	\$45,332,200
Total Annual Operational Funding (source of funding to be determined)	\$7,490,312

Scenario 2 - City Funds 100% of Capital for Modular and Bridge, Shared Costs on Traditional Sites

	Bridge Housing Dormitories	PSH Modular Medium Intensity	PSH Site 1 Traditional Medium Intensity	PSH Site 2 Traditional Medium Intensity	PSH Site 3 Traditional High Intensity	PSH Site 4 Traditional Medium Intensity	Total
Units	36	57	40	30	50	30	243
Total Square Feet	15,027	32,800	29,149	24,176	34,639	22,611	158,402
Capital Funding:							
City Land Contribution (non-cash)	\$ -	-	655,000	935,000	1,125,000	2,335,000	5,050,000
City Lease Contribution (non-cash)	1,431,322	1,600,000	-	-	-	-	3,031,322
City Capital Contribution	600,000	9,676,000	5,388,415	4,552,152	7,536,808	3,541,655	31,295,030
Canada Mortgage and Housing Corporation Forgivable Loan	-	-	854,147	554,620	1,764,051	1,314,352	4,487,170
Canada Mortgage and Housing Corporation Debt	-	-	2,400,000	2,400,000	2,900,000	1,850,000	9,550,000
Commercial Debt	-	-	-	-	-	-	-
Provincial Funding	-	-	-	-	-	-	-
Non-market Housing Provider Funding	-	-	-	-	-	-	-
Total Capital Funding	\$ 2,031,322	11,276,000	9,297,562	8,441,772	13,325,859	9,041,007	53,413,522

Total City Capital Funding	\$39,376,352
Total City Capital Funding (excluding non-cash contributions)	\$31,295,030
Total Annual Operational Funding (source of funding to be determined)	\$7,831,349