

Appendix C – Waterloo Region Housing Revitalization Financial Information

Waterloo Region Housing Revitalization 2025 to 2034 Capital Budget In \$000s	2020-2024 Est. Actual Costs	2025	2026	2027	2028	2029	2030-2034 Subtotal	Total Life To-date (LTD)
Capital Expenses:								
420 Kingscourt, Waterloo	\$ 30,734	\$ 7,735						\$ 38,469
82 Wilson, Kitchener	16,906	18,925						35,831
Langs, Cambridge	8,216	21,000	40,278	4,000				73,494
Mooregate, Kitchener	1,954	1,639	23,044	76,167	81,704	60,429	3,373	248,310
Shelley/Courtland, Kitchener	361	987	864	12,958	42,828	45,942	35,871	139,811
140 Weber, Kitchener	8	0	100	225	462	10,107	14,898	25,800
Total Capital	\$ 58,179	\$ 50,286	\$ 64,286	\$ 93,350	\$ 124,994	\$ 116,478	\$ 54,142	\$ 561,715
Funding & Financing:								
Grants & Subsidies	\$ 10,236	\$ 2,968	\$ 10,200	\$ 18,900				\$ 42,304
Housing Gen Reserve	23,008							23,008
Debentures	24,935	47,318	54,086	74,450	124,994	116,478	54,142	496,403
Total Funding & Financing	\$ 58,179	\$ 50,286	\$ 64,286	\$ 93,350	\$ 124,994	\$ 116,478	\$ 54,142	\$ 561,715

Schedule A – Waterloo Region Housing Revitalization Financial Information

ANNUAL OPERATING BUDGET Estimates	Notes	(In \$000s)								
Waterloo Region Housing		2025	2026	2027	2028	2029	2030	2031	2032	
<u>Building Expenses:</u>	-									
Utilities, property taxes		\$ 161	\$ 318	\$ 584	\$ 680	\$ 700	\$ 1,532	\$ 2,223	\$ 2,378	
Maintenance costs (janitorial, waste, grounds, snow ploughing, etc.)		145	287	536	625	643	1,380	2,024	2,168	
Insurance & Lifecycle Reserve		120	238	446	521	536	1,170	1,718	1,841	
<i>Debt servicing costs</i>	1	<u>1,612</u>	<u>3,517</u>	<u>6,628</u>	<u>7,665</u>	<u>7,665</u>	<u>21,987</u>	<u>35,260</u>	<u>37,378</u>	
Total Expenses	2	\$ 2,038	\$ 4,359	\$ 8,194	\$ 9,489	\$ 9,544	\$ 26,069	\$ 41,225	\$ 43,764	
Less Rental & Other Revenues	3	<u>\$ (848)</u>	<u>\$ (1,585)</u>	<u>\$ (3,110)</u>	<u>\$ (3,645)</u>	<u>\$ (3,736)</u>	<u>\$ (8,641)</u>	<u>\$(12,733)</u>	<u>\$ (13,593)</u>	
Net Levy Impact		\$ 1,190	\$ 2,774	\$ 5,084	\$ 5,844	\$ 5,808	\$ 17,428	\$ 28,492	\$ 30,171	
Incremental Levy Increase		\$ 1,190	\$ 1,584	\$ 2,310	\$ 760	\$ (36)	\$ 11,620	\$ 11,064	\$ 1,679	

Notes:

- Debt servicing costs based on 20 years; interest rates for 2025 at 4.4%, 2026 and beyond at 4.25%

Once revenues are annualized, subsequent years assumes a 2.5% rent increase as per Residential Tenancies Act (RTA)

Once operating costs are annualized, subsequent years assumes 3% for CPI

Occupancy for Kingscourt and Wilson are May and October 2025 respectively. Langs (April 2027), Mooregate (March 2030), Shelley/Courtland and Weber (March 2031)