

CAPITAL REGION HOUSING CORPORATION

APPENDIX B

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FIVE YEAR MAJOR CAPITAL EXPENDITURE PLAN SUMMARY - 2025 to 2029 AMENDMENT No. 1

			Forecast	Balance							
Type	Estimate	Total Project	spent at	Remaining							
	Class	Budget	Dec. 31,	at Dec. 31,	2025	2026	2027	2028	2029	TOTAL	
			2024	2024							
EXPENDITURE											
Caledonia - CHF	B	Class A	75,004,723	61,127,144	13,877,579	13,877,579				13,877,579	
Carey Lane - BER	B	Class A	10,539,332	5,396,901	5,142,431	5,142,431				5,142,431	
Pandora - CHF	Lease	Class B	114,399,753	20,000	114,379,753	200,000	200,000	200,000	113,779,753	114,379,753	
Campus View Redevelopment - RHFP	B	Class B	55,446,365	1,011,571	54,434,794	18,227,203	23,906,070	12,301,521	-	54,434,793	
Village on the Green Redevelopment - RHFP	B	Class C	81,102,549	3,618,746	77,483,803	27,395,730	29,214,357	20,873,715		77,483,803	
Cedar Hill Library & HSG Redevelopment - CHF	B	Class D	138,244,506	900,000	137,344,506	12,100,000	41,748,169	41,748,169	-	137,344,506	
Verdier / Brentwood - CHF	B	Class C	65,437,392	1,262,083	64,175,308	8,301,416	27,936,946	27,936,946		64,175,309	
New Redevelopment Projects	B	Conceptual	2,500,000	-	2,500,000	2,500,000	-	-	-	2,500,000	
Future Redevelopment Projects	B	Conceptual	1,500,000	-	1,500,000	1,500,000	-	-	-	1,500,000	
61,673,795			544,174,620	73,336,446	470,838,174	89,244,359	123,005,542	103,060,351	155,527,922	-	470,838,174
SOURCE OF FUNDS (combined)											
Mortgage Debt	Debt		359,108,031	41,180,030	317,928,001	12,402,302	92,749,541	95,910,771	116,865,390	-	317,928,003
Grants (Federal, Provincial, Local)	Grant		182,584,194	31,142,980	151,441,214	75,373,102	30,256,000	7,149,580	38,662,532	-	151,441,214
CRHC Equity	Equity		882,395	-	-	882,392	-	-	-	-	882,392
UOA Reserve	Res		1,600,000	1,013,436	586,564	586,564	-	-	-	-	586,564
Other - Third Party Funding	Other		-	-	-	-	-	-	-	-	-
			544,174,620	73,336,446	469,955,779	89,244,360	123,005,542	103,060,351	155,527,922	-	470,838,173

FIVE YEAR MAJOR CAPITAL EXPENDITURE PLAN SUMMARY - 2025 to 2029 AMENDMENT No. 1

		Total Project Budget	Forecast spent at Dec. 31, 2024	Balance Remaining at Dec. 31, 2024	2025	2026	2027	2028	2029	TOTAL
SOURCE OF FUNDS (by project)										
Caledonia - CHF										
Mortgage Debt	Debt	53,582,328	41,180,030	12,402,298	12,402,301					12,402,301
Michigan Equity	Equity	882,395			882,392					
Grants	Grant	19,540,000	19,007,500	532,500	532,500					532,500
UOA Stabilization Reserve	Res	1,000,000	939,614	60,386	60,386					60,386
		75,004,723	61,127,144	12,995,184	13,877,579	-	-	-	-	12,995,187
Carey Lane - BER										
UOA Stabilization Reserve	Res	600,000	73,822	526,178	526,178					526,178
Grants	Grant	9,939,332	5,323,079	4,616,253	4,616,253					4,616,253
		10,539,332	5,396,901	5,142,431	5,142,431	-	-	-	-	5,142,431
Pandora - CHF										
Mortgage Debt	Debt	82,066,801	-	82,066,801	-	-	-	82,066,801		82,066,801
Grants	Grant	32,332,952	20,000	32,312,952	200,000	200,000	200,000	31,712,952		32,312,952
		114,399,753	20,000	114,379,753	200,000	200,000	200,000	113,779,753	-	114,379,753
Campus View Redevelopment - RHFP										
Mortgage Debt	Debt	32,506,535	-	32,506,535	-	20,205,014	12,301,521	-		32,506,534
Grants	Grant	22,939,830	1,011,571	21,928,259	18,227,203	3,701,056	-	-		21,928,259
		55,446,365	1,011,571	54,434,794	18,227,203	23,906,070	12,301,521	-	-	54,434,793
Village on the Green Redevelopment - RHFP										
Mortgage Debt	Debt	43,606,549	-	43,606,549	-	22,732,834	20,873,715			43,606,549
Grants	Grant	37,496,000	3,618,746	33,877,254	27,395,730	6,481,524	-			33,877,254
		81,102,549	3,618,746	77,483,803	27,395,730	29,214,357	20,873,715	-	-	77,483,803
Cedar Hill Library & HSG Redevelopment - CHF										
Mortgage Debt	Debt	104,395,766	-	104,395,766	-	34,798,589	34,798,589	34,798,589	-	104,395,766
Grants	Grant	33,848,740	900,000	32,948,740	12,100,000	6,949,580	6,949,580	6,949,580	-	32,948,740
		138,244,506	900,000	137,344,506	12,100,000	41,748,169	41,748,169	41,748,169	-	137,344,506
Verdier/Brentwood										
Mortgage Debt	Debt	42,950,052	-	42,950,052	-	15,013,106	27,936,946			42,950,052
Grants	Grant	22,487,340	1,262,083	21,225,257	8,301,416	12,923,840	-			21,225,257
		65,437,392	1,262,083	64,175,308	8,301,416	27,936,946	27,936,946	-	-	64,175,308
New Redevelopment Projects										
Mortgage Debt	Debt	-	-	-	-	-	-	-	-	-
Grants	Grant	2,500,000	-	2,500,000	2,500,000	-	-	-	-	2,500,000
		2,500,000	-	2,500,000	2,500,000	-	-	-	-	2,500,000
Future Redevelopment Projects										
Grants	Grant	1,500,000	-	1,500,000	1,500,000	-	-	-	-	1,500,000
		1,500,000	-	1,500,000	1,500,000	-	-	-	-	1,500,000