



Golden Age Village for the Elderly (GAVE)

Response to Staff Report

on Considerations for Incentives to Non-Profit

Affordable Housing and Long Term Care

Projects in Brampton

March 30, 2022



GAVE Campus of Care Project



- 160 Long Term Care beds
- 125 Affordable rental housing units for seniors
- Being developed on 5 acres of land being leased from City at Flower City Community Campus

Our Request



- Development charge waivers/grants in lieu for affordable housing units (\$2.0 million)
- Development charge waivers/grants in lieu for long term care beds (\$1.1 million)
- Total value: \$3.1 million

Financial Concerns



- Rise in construction costs largely due to pandemic-related supply chain disruption and shortages of labour and material putting pressure on financial feasibility of project
- Rising interest rates putting further cost pressures on project
- Pro forma budget shows a capital funding gap in excess of \$2.0 million.
- Without further funding support, project may be at risk and City may lose over \$100 million in much needed long-term care beds and affordable rental housing supply.

The Impact of Municipal Support on Funders



- GAVE advised by project funders that, in addition to improving financial feasibility of project, municipal support of the nature requested spreads the financial risk and enables them to offer more favourable terms, thereby further enhancing the financial feasibility of project

Comments on Staff Report



- Staff are to be highly commended for thorough and timely report
- Several key points raised in report, including:
 - City has previously approved incentives of this nature on a case-by-case basis
 - Municipalities across Ontario are increasingly recognizing and accepting their role in contributing to expansion of affordable housing and long term care supply
 - A large and growing number of municipalities have implemented incentives of this nature in recognition of their important role in addressing local housing needs
 - Brampton Housing Strategy has been endorsed by Council and recommends an approach of this nature

Urgency

- Staff note that City should ultimately put in place a permanent policy to guide decision making on similar applications
- However, staff also note that, due to length of time it may take to reach this point and given deadlines imposed by project funders, it is critical that City move forward now on a case-by-case basis where proponent can meet important municipal criteria so as not to lose out on current opportunities

Going Forward

- GAVE Campus of Care project meets all criteria outlined in staff report
- Council should move to immediately implement case-by-case protocol so as not to lose current opportunities
- Case-by-case protocol should ultimately be replaced by overall policy which can be applied to future applications
- A decision of this nature would be a win-win for all parties, especially seniors so urgently in need of LTC accommodation and affordable rental housing

Golden Age Village for the Elderly

www.goldenagevillage.ca

LDLTUOIHAC@gmail.com

Ms. Tanya Nguyen, Secretary General & CEO

tanya.nguyen@tuoihac.org

647 785 5399

Dr. Quynh Huynh, Vice Chair External

quynh.huynh@tuoihac.org

416 726 1279

