

Report to Community and Protective Services Committee

To: Chair and Members, Community and Protective Services Committee

From: Scott Mathers, Deputy City Manager, Planning and Economic Development

Subject: Update to the Roadmap to 3,000 Affordable Units: “Roadmap 2.0”

Date: July 15, 2024

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development,

- (a) Civic Administration **BE AUTHORIZED** to allocate up to \$45,000 per affordable housing unit under the Roadmap to 3,000 for new projects that have not received approval from Council to enter into a contribution agreement;
- (b) Civic Administration **BE AUTHORIZED** to direct \$10,000,000 of the Housing Accelerator Fund affordable housing grant to expand the programs and activities under the Roadmap to 3,000;
- (c) Administration **BE AUTHORIZED** to direct \$10,000,000 of Housing Accelerator Fund investment to the Highly Supportive Housing plan and programs under the Whole of Community System Response;
- (d) Civic Administration **BE DIRECTED** to prioritize pre-development and development support to London & Middlesex Community Housing Inc. and all Social and Community Housing Boards for redevelopment projects at publicly funded housing properties;

Executive Summary

Since the inception of the Roadmap program in December 2021, around 60% of the total units have been approved, are under construction or have been occupied by tenants seeking lower cost rental housing.

In the same 2.5 years there have also been a steady stream of changes to the underlying assumptions that were used to develop the plan. The most impactful change has been the increase of the Bank of Canada interest rate from 2.45% to 6.95% as of June 2024. This has a major impact on the project viability for any form of development and the ability to cover expenses once occupancy has been granted. In the development of affordable housing, rents are capped at certain values to ensure that tenants can accommodate the rents as part of their monthly income stream.

For an affordable housing developer, or any developer wishing to build new affordable units, certainty on the City’s contribution is a key part of the project planning. In an effort to simplify the process and increase the project viability to help bring these units to London’s rental market, Civic Administration is recommending a capital grant of \$45,000 per affordable housing unit. These Roadmap funds, stacked with other investments such as a Development Charge exemption or Community Improvement Plan grants can close the gap in funding and improve the likelihood of an affordable development getting started.

Linkage to the Corporate Strategic Plan

Council and staff continue to recognize the importance of actions to support housing, as reflected in the 2023-2027 - Strategic Plan for the City of London. Specifically, the efforts described in this report address the following Areas of Focus, including:

Housing and Homelessness

Outcome 1 - The City of London demonstrates leadership and builds partnerships to increase quality, affordable, and supportive housing options.

Expected Result 1.1 - Increased access to a range of quality, affordable and supportive housing options that meet the unique needs of Londoners.

Strategy

(a) Increase the supply, range, and depth of affordability of quality housing options where people feel safe.

Well-Run City

Outcome 1 – The City of London is trusted, open, and accountable in service of the community.

Expected Results – Londoners have trust and confidence in their municipal government.

Strategy:

(b) Increase transparency and accountability in decision making, financial expenditures, and the delivery of municipal programs and services.

Background

1.0 Background Information

1.1 Previous Reports Related to this Matter

The following reports provide direct and relevant background related to this report:

- [Community Improvement Plans Review for Increasing Affordable Housing](#) (PEC, June 11, 2024).
- [Approval of Odell-Jalna End of Mortgage Exit Agreement](#) (CPSC, March 18, 2024).
- [Shovel-Ready Projects: Roadmap to 3,000 Affordable Units](#) (CPSC, January 10, 2023)
- [Update on the Roadmap to 3,000 Affordable Units](#) (CPSC, November 1, 2022)
- [Housing Development Corporation, London \(HDC\) – 2021 Annual General Meeting of the Shareholder – Presentation and Update](#) (SPPC, June 22, 2022)
- [Housing Stability for All Plan 2021 Update](#) (CPSC, May 31, 2022)
- [Proposed Implementation of the “Roadmap to 3000 Affordable Units” \(Roadmap\) Action Plan](#) (CPSC, November 23, 2021)

1.2 Background

The City of London’s Housing Stability Action Plan 2019 - 2024 identified the need for a minimum of 3,000 new affordable housing units in the next ten years to meet current and future needs. Since that report, and as amplified through the COVID-19 pandemic, the housing needs of Londoners have continued to increase. In response to this urgent need, in December 2021 Council approved the Roadmap to 3,000 Affordable Units which accelerated the delivery of affordable housing units by 5 years.

Through the Multi-Year Budget process earlier this year, Council endorsed business cases to add new resources to Municipal Housing Development along with support for rent-g geared-to-income units and strategic land purchases. These actions signal a new approach to housing whereby the City is taking a more proactive and adaptive approach to the challenges in the subsidized housing sector.

The Roadmap's main focus was on partnerships and through this work, the City can leverage the expertise in the local community to retain and bring new units to market. To further support the sector's success, in January of 2023, Civic Administration received endorsement from Council for a re-alignment to the Roadmap funding programs to allow for City-led Shovel Ready developments. This direction has put the City in a unique position to leverage its ability to obtain land through tax-sale or under the Federal or Provincial government's surplus land disposition processes. City staff are now in active development of procurements to formalize the partnerships with future housing operators and support the construction of new housing.

Further, when it comes to construction of housing, London's track record with the Canada Mortgage and Housing Corporation is positive in our success under the Rapid Housing Initiative. The three projects approved (Baseline, Thompson, and Sylvan) are examples of how a municipality can lead this stage of the development process for affordable housing. Future opportunities under Federal or Provincial funding programs will be sought as they are announced, but Civic Administration will seek opportunities to build mixed-use community facilities that incorporate a public service along with housing. Examples could include recreational, community centers, or other services offered by Boards or Commissions.

1.3 Approval of Roadmap in 2021 – Context has Changed

Since the current Provincial government took office, there has been a steady number of changes to Acts and regulations across the housing space. With a significant focus on the Planning Act and the Development Charges Act, some of the base assumptions in the Roadmap have changed.

One of the key changes was the exemption of development charges for non-profits. In recent months, there has been direction from the Province on how to address organizations that are not registered non-profits and how to align exemptions for those developments. Some of the direction includes discounts for rental housing and exemptions for units that provide a greater depth of affordability, based on income. Civic Administration are working on the system changes to support the new regulations, along with necessary agreements to ensure the City's interests are protected into the future.

Additionally, with the completion of the Multi-Year Budget work earlier in 2024, Council endorsed a business case to add new resources to Municipal Housing Development. The work to hire staff and re-organize the work within the area is well underway and includes a relocation of the team to work in one physical location. As the team continues to build out and resources are allocated there will be a deliberate focus on continuous improvement that seeks out the voice of the customer to help drive innovation and efficiency in the workflow.

The impactful contextual changes since December 2021 when the Roadmap was approved include the changes to the Bank of Canada prime rate and rising inflation. When the capital funding was approved and during the development of the plan, the interest rate was 2.45%. Since that time, and as of the writing of this report in June 2024, the posted rate is 6.95%. Also, a combination of increasing demand for construction and supply challenges due to labour shortages resulted in limited availability and higher prices for materials and labour in the construction industry. Although the Federal Government is making changes to affordable housing funding programs, these changes can have a major impact on project viability in the short-term. In some cases, with very tight proformas, it could prevent a project from starting construction.

1.4 Progress Update (From February Annual Development Report)

At the February Planning and Environment Committee meeting, Civic Administration brought forward a report that outlined the development activity in London over 2023. Table 1 was included as part of that report and highlights the City's progress towards its goal of 3,000 units by 2026 as of the end of 2023.

Table 1 - 2023 Annual Development Report - Roadmap to 3,000 Summary

Roadmap Programs	Target Units	Units Complete	Units in Progress	Units in Planning	Total Units
Secondary Suites	300	2		4	6
Affordable Rental	700	342	420	42	804
Affordable Ownership	150		14	36	50
City-led Shovel-Ready Projects	900		42	357	399
Other – Transitional	50				
LMCH Intensifications	50		93		93
Donations of Land/Property/Capital	50				
Bonus Zone Approvals	300	19	29	290	338
Rent Supplements	500	135			135
Units Total	3,000	498	598	729	1825

A new format to report on progress under the Roadmap to 3,000 is outlined in Section 2.1, with a sample shown in Appendix 'A'.

1.5 Housing Accelerator Fund Investments

Under the Housing Accelerator Fund, an investment of \$20 Million was allocated to support investments in affordable housing as outlined in the HAF documents for:

- Municipal, developer, and non-profit-led construction of affordable housing.
- Funding of various programs to support affordable housing.
- Provide highly supportive housing as set out in London's Whole of Community Health and Homelessness System Response.

This investment provides an opportunity to support additional affordable housing units along with a source of funding for the Highly Supportive Housing plan approved in the Spring of 2024.

2.0 Discussion

For the City of London to succeed in delivering on the Roadmap to 3,000 Units, a broad partnership model must be leveraged that includes participation by the local for-profit development industry, non-profit and community housing partners along with support from upper levels of government. Broad engagement of internal and external stakeholders will help guide City-staff towards shovel-ready projects and also build knowledge on the challenges experienced in our local housing sector to align funding for affordable housing projects. Through the Affordable Housing External Reference Group that was established under the 47,000 Unit Pledge, Civic Administration test assumptions and programs by seeking input from our external stakeholder groups.

As Civic Administration continues to make progress on the Roadmap, a set of guiding principles that can be attributed across all housing programs will be applied:

1. Protect existing affordable and rent-geared-to-income units.
2. Maximize impact of municipal investments.
3. Address capital needs to support development and redevelopment.
4. Support a sustainable financial model.
5. Support a mixed community approach.

These five principles will help guide decision making and ensure that Civic Administration are supporting Council's vision to become a more proactive and adaptive housing provider.

2.1 Standardized Reporting on Roadmap Progress

Civic Administration report out on affordable, social, supportive, and transitional units through the Housing Stability Action Plan and the Strategic Plan. Most of this reporting is required under the City's Service Manager role, although the format is slightly different than Council's Strategic Plan. Additionally, the Canada Mortgage and Housing Corporation requires reporting on progress for the initiatives attributed to the Housing Accelerator Fund. These reporting requirements for the Federal and Provincial government are similar to what is needed to track progress on Council's Strategic Plan, but they are slightly different and require hands-on manipulation of data to suit.

The data required to report on these plans and programs, including the 2021 Roadmap comes from many different sources, many of which are ad-hoc Excel based files. Some of the information resides in enterprise systems but requires regular checks to determine status of applications along with coordination of the ad-hoc data sources.

For the Roadmap to 3,000 there are two key types of units that can be created:

1. Units available for rent.
2. Units available for purchase.

Within these ownership models, there are three main stages that are tracked under the Roadmap:

1. Units Complete – Occupancy has been granted.
2. Units in Progress – Building permit has been issued.
3. Units in Planning – Development application has been received, design and development review in process.

In addition to these three stages, Civic Administration maintain high-level conceptual estimates of units that have not advanced through a preliminary development approval process or contribution agreement execution. As with traditional development, the City has a role in the review and approval of the application under the Planning Act or for funding but is not in direct control of the business plan of the proponent. As outlined in the Roadmap the focus is to finding partnerships at different stages of the development approval process. However, reporting on unit counts for these conceptual plans are quite volatile and could provide a falsely positive or negative view of the work on the Roadmap.

Through the strategic investments that the City is making into land (Business Case P12) and development of property for the purposes of affordable housing are something that needs to be tracked and understood by Council and the public. To differentiate between the investments needed for partner projects (i.e. grants) and City-led shovel-ready development projects, a preliminary budget will be established within the Roadmap to attribute funds to both activities. Using the stages and the unit types outlined above, funding and tracking will be established for the two categories below:

1. City-led shovel-ready developments.
2. Grants to offset capital funding gap in affordable rental housing or ownership programs led by Community partners.

On an annual basis, Civic Administration will report back to Council on the performance within these areas and make recommendations on adjustments to reflect current and anticipated market conditions along with development activity. The planned budget and unit count is outlined in Appendix 'A'.

2.2 Shovel Ready Projects

Since January 2023, following Council’s endorsement of the Roadmap funding eligible for allocation to the preparation of lands for affordable housing, Civic Administration have been actively acquiring and undertaking development activities to support this work. Properties such as the former public school on Duluth Cres. (purchased by the HDC), the former public school on Hamilton Rd. and the four properties on Hyde Park Road near South Carriage Drive are active examples of where the City is adding value and preparing for disposal to an affordable housing developer / constructor.

Through the City’s priority under various Acts and Regulations, land can be acquired before it goes to the open market which can reduce the purchase price. In some cases, the City acquires land due to default of property tax payment. In the case of the Hyde Park Road properties, Municipal Housing Development has allocated less than \$100,000 towards the pre-development activities for this site, however the appraised value has come in between \$10 Million and \$11 Million for the two development parcels. Expenditures to support the pre-development will be significantly more than \$100,000 for the Duluth Crescent property, but the appraised value for all of the new blocks that have been created is similar to Hyde Park. The Duluth development costs are anticipated to be approximately \$3.5 Million and include the demolition of the former school building, a new public road and the development consulting costs to prepare the subdivision plan and engineering work among others.

In both cases, the value per unit (based on current unit count estimates) is between \$30,000 and \$70,000 per unit. These values will be transferred to a proponent in a Municipal Contribution Agreement through the affordable housing development process. It is Civic Administration’s intention to attribute these values as part, or all of the \$45,000 per unit using the standardized Roadmap contribution discussed later in the report. Where the value exceeds \$45,000, discussion with the proponent will occur to determine how their operating proformas are impacted and to determine if a greater depth of affordability, or more affordable units can be included in the project.

2.3 City’s Contribution – Stacking Funding is the Key to Success

To be successful in bringing affordable housing to market, the housing operator must stack funding from multiple sources to build a sustainable operating proforma. The interest rate available at the time of lending is the key driver to the financial gap noted below.

Table 2 - Typical Project Proforma Analysis - Compare 2021 to 2024

CIP Review (2024)			Roadmap to 3,000 (2021)	
Funding per Unit (80-unit building)	Downtown Building	Outside of Downtown Building	Funding per Unit (40-unit building)	Typical Building
Cost per Unit	\$422,000	\$402,000	Cost Per Unit	\$391,000
Funding Sources			Funding Sources	
Own Sources, CMHC Affordable Housing Fund Loan	\$188,000	\$188,000	Own Sources, CMCH Co-Investment Loan	\$219,000
CMHC Affordable Housing Fund Forgivable Loan	\$75,000	\$75,000	CMHC Grant	\$60,000
Financial Gap	\$159,000	\$139,000	Financial Gap	\$112,000

As shown in Table 2 above a non-profit interested in developing an affordable building must bring together a number of different sources. The CMCH has a grant program available that can offset some of the debt required to take on the project.

Table 3 - Stacking City Funding to Close the Gap

City Contribution			
	Downtown (2024)	Outside of Downtown (2024)	Roadmap (2021)
Financial Gap	\$159,000	\$139,000	\$112,000
City Funding Sources			
Roadmap	\$45,000	\$45,000	\$20,000
DC and Planning Fees Grant	--	--	\$25,000
Provincial DC Exemption	\$20,777	\$20,777	\$0
Remaining Funding Gap	\$93,223	\$73,223	\$67,000

2.4 Partnership Models in the Roadmap

Partnership models guiding the construction and operations of new affordable housing can take many different forms. These models will vary based on four main components of a project, i.e. land, funding, construction expertise and/or existing buildings. The partnership model with non-profits and for-profit development community could include all four components, but the Federal and Provincial government’s role will generally be as a funding partner.

Some examples of the different Roadmap delivery and partnership models are highlighted below, noting that there is likely a blend between 2 and 3 to suit the context of the property, new or repurposed building and local neighbourhood.

Table 2 – Partnership Models in the Roadmap

Model 1	<ul style="list-style-type: none"> • City-led and managed • Buy land, prepare site, construct, operate. 	Example: 122 Baseline Rd.
Model 2	<ul style="list-style-type: none"> • City directed, 3rd party operates • City prepares site, i.e. shovel-ready • 3rd party brings operations and/or construction 	Example: 18 Elm St.
Model 3	<ul style="list-style-type: none"> • City contributes, 3rd party delivered • City provides a grant through the Roadmap • 3rd party designs, constructs, operates 	Example: Vision SOHO Alliance, Elmwood Place

There are other models not currently contemplated and will be explored in detail as the as they are presented. By standardizing the Roadmap contribution, Civic Administration can definitively identify the mechanics of how contributions will be disbursed.

2.5 Affordable and Social Housing Development Support from Municipal Housing Development

Legacy social housing projects were developed through federal and/or provincial funding programs from the 1950’s to the mid 1990’s. The funding for social housing is governed by a framework of agreements and legislation that up until 2022, remained largely unchanged. In Ontario, social housing largely began as a federally funded and administered housing program. In 1999, the federal government downloaded the funding and administration of social housing to Ontario through the Canada-Ontario Social Housing Agreement, 1999 (SHA). Shortly after that, the provincial government further devolved the funding and oversight of social housing to 47 Municipal Service Managers. This was enacted through the Social Housing Reform Act, 2000 (SHRA). Through the SHRA, housing program rules for social housing were written into law. This Act was later replaced by the Housing Services Act, 2011. Social Housing Projects are operated by housing providers, which are not-for-profit organizations, co-ops, private landlords, or municipal corporations.

Under this legislative framework, there exists an opportunity to support the sector and improve the lives of tenants living in social and affordable housing. As the projects reach the end of their mortgage terms, they become eligible to extract value from the properties through debt-financing. By taking out new mortgages, these non-profits have the ability to undertake necessary capital repairs, or with some additional assistance, could add new housing to the existing property and build a new mixed community of market, social (rent-gear-to-income) and affordable housing.

To support this approach, in this report, Civic Administration is formalizing the commitment by City-staff to work with LMCH, non-profit Boards and affordable housing developers in the conceptual planning and development activities where approvals and funds are contributed by the City. In addition to other support not listed, this work could include pre-zoning social housing sites to their highest and best use, providing guidance on the development approvals process, reviewing sites for potential developable areas or identifying opportunities for partnerships with other organizations.

3.0 Financial Impact/Considerations

3.1 Standardized Roadmap Contribution

As outlined in Table 3, Civic Administration are proposing a \$45,000 per unit contribution to eligible affordable housing projects. To be eligible for the contribution the proponent will be required to enter into a Municipal Contribution Agreement that includes:

- A 25-year period of affordability.
 - This period is consistent with Provincial requirements for DC exemptions.
 - Should a DC exemption not be sought, a 20-year period could be used.
- Declining balance loan – non-profit developers.
 - For non-profit developers, this approach allows for greater access to the value of the property and supports the addition of new units in new projects.
- Fixed balance loan – for-profit developers.
 - Developers that are for profit, are not eligible for a declining balance loan.
- Average Market Rent on vacancies.
 - Rent increases for units with existing tenancies must not exceed the rent increase guideline under the Residential Tenancy Act but can be increased up to 80% of the at the Average Market Rent at the time of vacancy.
- Depth of affordability.
 - A minimum of 80% of the Average Market Rent per unit must be provided.
- Stacking of programs.
 - Roadmap funding can be stacked with other funding sources including Community Improvement Plan but excluding HAF funds attributed to highly supportive housing.
- Units filled from the waitlist.
 - All affordable units must be filled from the City's housing waitlist(s).

With the endorsement of this report, Civic Administration will complete work on a contribution agreement that standardizes the obligations of a proponent receiving Roadmap funding. As recommended by the Community Improvement Plan report at the June 2024 Planning and Environment Committee meeting, staff are developing a simplified contribution agreement that protects the City's investments in affordable housing under any future CIPs, DC exemptions and/or Roadmap funds. Reporting and any requested amendments by the proponent such as postponements or change in ownership, will be simplified by having a single point of contact within the City.

3.2 Aligning Housing Accelerator Funds

A component of the Housing Accelerator Fund (HAF) includes a \$20 Million investment into affordable housing that is municipally, developer, or non-profit-led construction. To ensure that the City of London is successful in meeting these obligations, Civic Administration are recommending that Council attribute the HAF funds to both the Highly Supportive Housing Plan and the Roadmap to 3,000. This funding looks to increase the

total number of units by 444 beyond the 3000 identified in the Roadmap. This is outlined in the following sections and in Appendix “A”.

\$10 Million additional Roadmap to 3,000 Funding

Both the HAF and Roadmap include programs and investments attributed to City-led Shovel Ready Projects, Additional Residential Units and Developer-led projects. By attributing the \$10 Million of HAF funding to the Roadmap programs underway, Civic Administration can leverage existing efforts to meet Council and CMHC’s goals for new affordable housing units. Appendix ‘A’ provides an overview of the additional units attributed to this funding and looks to add an additional 222 units.

\$10 Million for Highly Supportive Housing

The CMHC’s HAF funding also includes investments into highly supportive housing as set out in London’s Whole of Community Health and Homelessness System Response and part of the 600 units can be attributed to this funding. Projects like Elmwood Place which includes a partnership between a supportive housing provider and four of the largest land developers in London are key examples of how these HAF dollars can be spent on project with a future impact on homelessness. To simplify the approval process, Civic Administration are recommending that funding be capped at \$45,000 per unit. This provides some certainty for housing providers on what is available through the City as a grant to offset capital costs and aligns with the structure of municipal contribution agreement for the Roadmap. The activities and administration support through the City are generally the same for Roadmap and Highly Supportive Housing projects and therefore a commitment to consistency, allows for simplification of the application and grant process. As noted in Appendix “A”, this looks to add an additional 222 units.

4.0 Future Council Direction Required

Over the course of 2024 and into 2025, Civic Administration will advance various initiatives and programs to support the construction of new affordable units in London. As the programs under the Roadmap focused on adding new units are delivered, staff will also build programs to support the retention of these new units along with those existing units support social and affordable developments.

Some examples of reports that will be coming forward include:

- Progress on affordable units through the Annual Development report and the Strategic Plan updates – format outlined in Appendix ‘A’.
- New Additional Residential Unit program using grants from the Roadmap.
- Procurement awards following Request for Proposals.
- Next report on the affordable housing CIP Updates on the Community Improvement Plan.
- Affordable Home Ownership Program.
- Template Municipal Contribution Agreement.
- Housing Accelerator Fund initiative program update.

With the changing Provincial planning and development legislation, if assumptions outlined in this report are impacted by policy decisions by other governments, Civic Administration will bring a report forward to highlight the impact.

Conclusion

Civic Administration is recommending a \$45,000 per affordable unit grant to support the local housing development sector in bringing more affordable units to the community. Additionally, the investments in affordable housing grant through the Housing Accelerator Fund will be attributed to both the Roadmap to 3,000 and the Highly Supportive Housing Plan. In support of these funding commitments, Civic Administration will bring forward the necessary agreements to ensure the City’s investments are protected over the long-term.

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cc. Housing Enterprise Action Team

UNITS

Programs	# Units Complete ¹	# Units in Progress ²	# Units in Planning ³	Roadmap Units to-Date	Roadmap Units Remaining	Total Units by 2026	Additional Units by 2027	Total Units by 2027
	A	B	C	D=A+B+C	E	F=D+E	G	H=F+G
1. Affordable Rental								
City-Led Shovel-Ready Developments	137	42	361	540	318	858	100	958
Community-Led Developments	361	542	332	1,235	743	1,978	100	2,078
2. Affordable Ownership								
City-Led Shovel-Ready Developments			24	24	33	57	11	69
Community-Led Developments		14	12	26	83	109	11	121
Total Roadmap	498	598	729	1,825	1,175	3,000	222	3,222

	# Units Complete	# Units in Progress	# Units in Planning	To Date	Units Remaining	Total Units by 2027
	A	B	C	D=A+B+C	E	F=D+E
Highly Supportive Housing⁴	93	0	50	143	457	600

NOTES:

1. Units Complete – Occupancy has been granted.
2. Units in Progress – Building permit has been issued.
3. Units in Planning – Development application has been received, design and development review in process.
4. A target of 222 additional Highly Supportive Housing units are included in the 600 contemplated under the Whole of Community System Response (WoCSR). The associated funding provides a mechanism for the City to contribute capital funds for this initiative but independent of the Roadmap to 3,000. The contribution is capped at \$45,000 per unit.

Appendix 'A'

\$ FUNDING

Programs	Funding Committed	Capital Budget Funding ¹			Total Roadmap	HAF Funding	Total Funding for Housing
		Millions of \$	As of Dec 2023	2024			
1. Affordable Rental							
City-Led Shovel-Ready Developments	\$7.7	\$37.5	\$6.8	\$4.5	\$51.4	\$5.0	\$56.4
Community-Led Developments	\$15.1	\$3.0	\$4.5	\$2.0	\$19.6	\$5.0	\$24.6
Highly Supportive Housing ²	--	\$2.4	\$3.5	\$4.1	--	\$10.0	\$10.0
2. Affordable Ownership							
City-Led Shovel-Ready Developments	\$0.4	\$4.2	\$0.5	\$0.5	\$5.6	--	\$5.6
Community-Led Developments	\$0.0	\$0.3	\$0.5	\$0.5	\$1.3	--	\$1.3
							\$0.0
Total	\$23.2	\$47.4	\$15.8	\$11.6	\$78.0	\$20.0	\$98.0

NOTES:

1. Funding forecasts are based on preliminary estimates following pre-qualification. Final program amounts will vary by project and response to 2nd stage requests for proposal.
2. Highly Supportive Housing budget does not include any Roadmap funds, full amount comes from the Housing Accelerator Fund.