

Draft Affordable Rental Housing Community Improvement Plan (DGM-24-25)

Good Morning Councillor Sharman, all Councillors and Mayor Meed Ward;

We are sending a synopsis, in response to Councillor Sharman's questions, from last week's COW meeting (April 7,2025).

Since my delegation last Tuesday (about ARU incentives within the - Affordable Rental Housing CIP) , we have contacted several ARU manufacturers and ARU consultants + MPAC, Property Insurance companies, utility servicing companies, etc.

We are attaching a synopsis screen, that shows estimates of average costs and variables for a small 1 bedroom ARU.

There are so many variables for every property. Most of our contacts were hesitant to provide numbers, due to the very wide range of variables that can have an effect on costs. I have taken their answers and am providing you with a very rough and variable estimate for costs.

Even when we spoke to MPAC & insurance companies, they stated that since there are very few comparable properties, their estimates are just based upon what their existing computer systems show as modeling. This is very uncharted territory.

Most importantly, we are just a family, with no expertise about building, construction or anything related to these projects. We just need to make this happen for our son.

We hope that this information will be helpful to you.

Thank you all for your interest, encouragement and support, for our family's vision.

Janice & Andrew Spicer

Rough ARU Costs (1 Bedroom)

SAMPLE ARU BASIC INSTALL BUDGETS

	Municipality	Model Cost	Site Servicing Cost	Total
Project 1	St. Catharines	\$140,000.00	\$44,921.00	\$184,921.00
Project 2	Burlington	\$257,675.00	\$56,480.00	\$314,155.00
Project 3	St. Catharines	\$170,000.00	\$42,792.00	\$212,792.00
Project 4	St. Catharines	\$140,000.00	\$30,000.00	\$170,000.00
Project 5	Mississauga	\$210,000.00	\$88,840.00	\$298,840.00
Project 6	Mississauga	\$180,000.00	\$74,983.00	\$254,983.00
Project 7	Cambridge	\$170,000.00	\$22,957.00	\$192,957.00
Project 8	Mississauga	\$260,000.00	\$50,000.00	\$310,000.00
Project 9	London	\$235,000.00	\$75,820.00	\$310,820.00
Project 10	St. Catharines	\$175,000.00	\$36,973.00	\$211,973.00
Average		\$193,767.50	\$52,376.60	\$246,144.10

VARIABLE ADDITIONAL COSTS

Appliances
Furniture
Storage units (clothes, food pantry, closets, etc)
Porch/ramp and entry access
Emergency Services Access pathway
Grading /Drainage Report and resulting modifications
Arbourist Report
Arbourist Services
Utility Servicing Additional needs (upgraded Hydro/Plumbing/ Wastewater Services:
⇒ Main dwelling upgrades to Hydro, Water
⇒ Wastewater upgrades (simple or requiring lawn or driveway excavation)
ARU Delivery charges (depending on where ARU manufacturer is located)
Complex craning charges (hydro lines, trees, backyard access, etc)
Sustainable Building Features, upgrades from OBC requirements, Accessibility design/features
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MONTHLY ARU COSTS

Financing	\$	1,160.00
Insurance	\$	80.00
Taxes	\$	50.00
Hydro/Water	\$	90.00
Maintenance	\$	100.00
Total	\$	1,480.00
Rent Income	\$	1,400.00
Loss per month	-\$	80.00