



City Budget
2013

Shelter, Support and Housing Administration Capital Budget Analyst Notes

The City of Toronto's budget is presented by program and service, in Analyst Note format. The City's Capital Budget funds major infrastructure.

2013 - 2022 Capital Program

2013 CAPITAL BUDGET ANALYST BRIEFING NOTES

BUDGET COMMITTEE NOVEMBER 29, 2012

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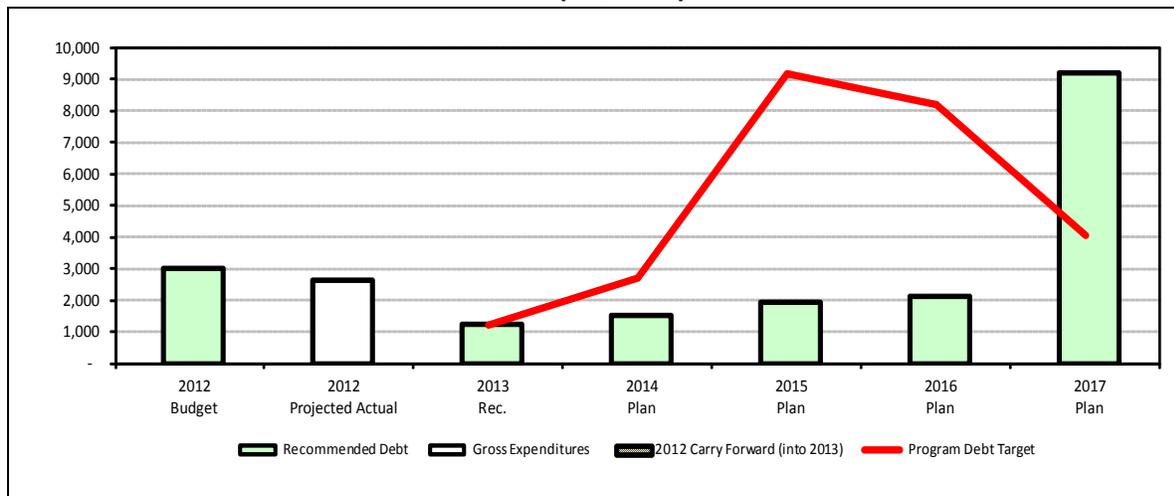
PART I: RECOMMENDATIONS

The City Manager and Acting Chief Financial Officer recommend that:

1. City Council approve the 2013 Recommended Capital Budget for Shelter, Support and Housing Administration with a total project cost of \$1.200 million, and 2013 cash flow of \$1.200 million, comprised of the following:
 - a) New Cash Flow Funding for:
 - i) two new sub-projects with a 2013 total project cost of \$1.200 million that requires cash flow of \$1.200 million in 2013;
2. City Council approve new debt service costs of \$0.021 million in 2013 and incremental debt costs of \$0.144 million in 2014 resulting from the approval of the 2013 Recommended Capital Budget, to be included in the 2013 and future year operating budgets;
3. City Council approve the 2014-2022 Recommended Capital Plan for Shelter, Support and Housing Administration totaling \$29.650 million in project estimates, comprised of \$1.500 million in 2014; \$1.900 million in 2015; \$2.100 million in 2016; \$9.200 million in 2017; \$8.200 million in 2018; \$4.050 million in 2019; \$0.900 million in 2020; \$0.900 million in 2021; and, \$0.900 million in 2022;
4. City Council approved 0.5 temporary capital positions for the delivery of new 2013 capital projects and that the duration for each temporary position not exceed the life and funding of its respective project / sub-project; and,
5. The Acting General Manager of Shelter, Support and Housing Administration report to Budget Committee through the Community Development and Recreation Committee on details of the proposed redevelopment of Seaton House Shelter in the Fall of 2013, and report the plans and financial implications of other redevelopment opportunities through the Community Development and Recreation Committee and Budget Committee as they are identified.

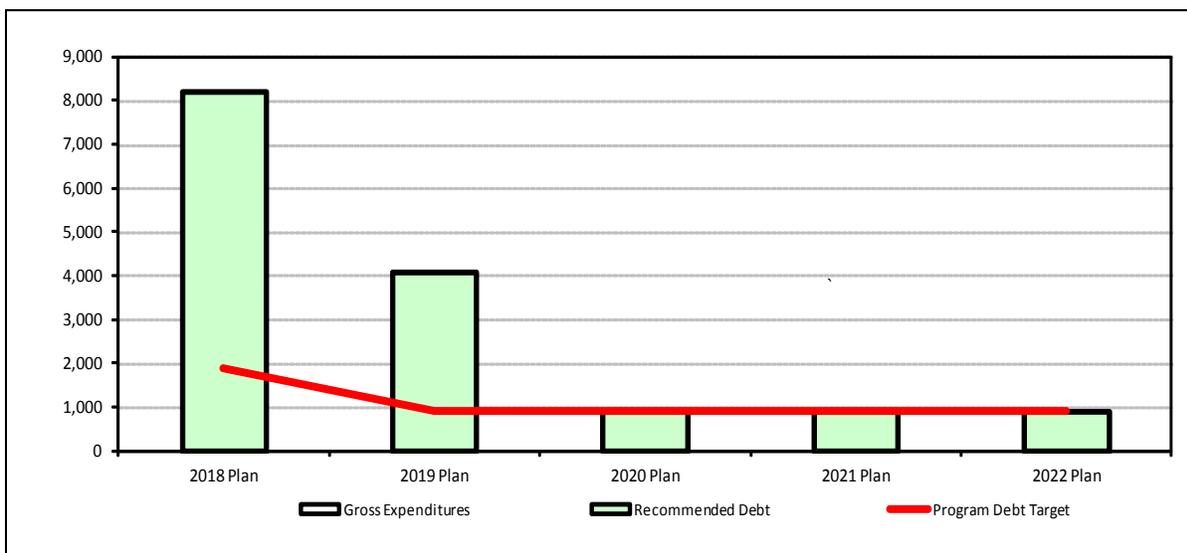
PART II: 2013 – 2022 CAPITAL PROGRAM

**10-Year Capital Plan
2013 Recommended Budget, 2014 - 2017 Recommended Plan
(In \$000s)**



	2013 Rec. Budget and 2014-2017 Plan							5-Year Total Percent	
	2012		2013	2014	2015	2016	2017		2013-2017
	Budget	Projected Actual							
Gross Expenditures:									
2012 Capital Budget & Approved FY Commitment	2,992	2,638						0.0%	
Recommended Changes to Approved FY Commitments								0.0%	
2013 New/Change in Scope and Future Year Commitments			1,200				1,200	7.5%	
2014- 2017 Capital Plan Estimates				1,500	1,900	2,100	9,200	92.5%	
2-Year Carry Forward for Reapproval								0.0%	
1-Year Carry Forward to 2013								0.0%	
Total Gross Annual Expenditures & Plan	2,992	2,638	1,200	1,500	1,900	2,100	9,200	100.0%	
Program Debt Target			1,200	2,700	9,200	8,200	4,050	25,350	
Financing:									
Recommended Debt	2,992		1,200	1,500	1,900	2,100	9,200	15,900	100.0%
Reserves/Reserve Funds									0.0%
Development Charges									0.0%
Provincial/Federal									0.0%
Debt Recoverable									0.0%
Other Revenue									0.0%
Total Financing	2,992		1,200	1,500	1,900	2,100	9,200	15,900	100.0%
By Project Category:									
Health & Safety Legislated	500								0.0%
SOGR	1,600		900	900	900	900	900	4,500	28.3%
Service Improvement	892		300	600	1,000	1,200	8,300	11,400	71.7%
Growth Related									0.0%
Total by Project Category	2,992		1,200	1,500	1,900	2,100	9,200	15,900	100.0%
Asset Value (\$) at year-end	97,403		97,403	71,080	71,080	71,080	71,080		
Yearly SOGR Backlog Estimate (not addressed by current plan)									
Accumulated Backlog Estimate (end of year)	4,146		4,056	3,768	3,939	4,373	4,182		
Backlog: Percentage of Asset Value (%)	4.3%		4.2%	5.3%	5.5%	6.2%	5.9%		
Debt Service Costs			21	150	368	280	401	1,219	
Operating Impact on Program Costs									
New Positions			0.5	0.5				1	

10-Year Capital Plan 2018-2022 Recommended Plan (In \$000s)



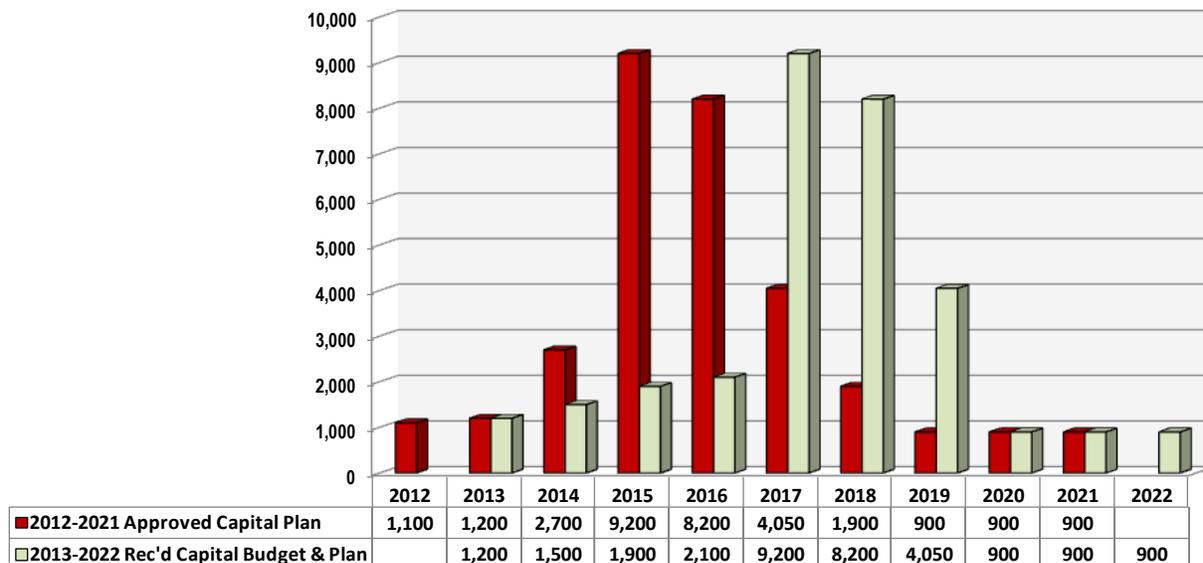
	2018-2022 Capital Plan						10-Year Total Percent
	2018	2019	2020	2021	2022	2013-2022	
Gross Expenditures:							
2012 Capital Budget & Approved FY Commitments							0.0%
Recommended Changes to Approved FY Commitments							0.0%
2013 New/Change in Scope and Future Year Commitments						1,200	3.9%
2018 - 2022 Capital Plan Estimates	8,200	4,050	900	900	900	29,650	96.1%
Total Gross Annual Expenditures & Plan	8,200	4,050	900	900	900	30,850	100.0%
Program Debt Target	1,900	900	900	900	900	30,850	
Financing:							
Recommended Debt	8,200	4,050	900	900	900	30,850	100.0%
Reserves/Reserve Funds							0.0%
Development Charges							0.0%
Provincial/Federal							0.0%
Debt Recoverable							0.0%
Other Revenue							0.0%
Total Financing	8,200	4,050	900	900	900	30,850	100.0%
By Project Category:							
Health & Safety							0.0%
Legislated							0.0%
SOGR	900	900	900	900	900	9,000	29.2%
Service Improvement	7,300	3,150				21,850	70.8%
Growth Related							0.0%
Total by Project Category	8,200	4,050	900	900	900	30,850	100.0%
Asset Value(\$) at year-end	71,080	102,930	102,930	102,930	102,930		
Yearly SOGR Backlog Estimate (not addressed by current plan)							
Accumulated Backlog Estimate (end of year)	4,395	4,256	4,510	4,397	4,149		
Backlog: Percentage of Asset Value (%)	6.2%	4.1%	4.4%	4.3%	4.0%		
Debt Service Costs	1,942	793	(67)	(271)	108	3,725	
Operating Impact on Program Costs							
New Positions							1

10-Year Capital Plan Overview

- Shelter, Support and Housing Administration (SSHA) is responsible for maintaining the City's 16 shelters sites and other properties valued at \$97.403 million, in a state of good repair for the delivery of Shelter services.
- The 10-Year Recommended Capital Plan for SSHA focuses on the development / redevelopment of existing shelter sites to include supportive and affordable housing initiatives that align with the Council approved HOT Framework, and provides funding for SOGR maintenance for the City's 13 owned and leased shelters, including major capital upgrades to HVAC, electrical and mechanical systems.
- The 10-Year Recommended Capital Plan allocates 51.5% or \$15.900 million of the funding in years 2013 through 2017, 48.5%, or \$14.950 million in years 2018 through 2022, with total funding of \$30.850 million.
- The 2013-2022 Recommended Capital Plan of \$30.850 million is 100% debt funded, and meets the 10-year debt target of \$30.850 million, with years 2014, 2015 and 2016 under the target \$14.600 million, and years 2017, 2018 and 2019 over the target by \$14.600 million.
- The 10-Year Recommended Capital Plan will provide funding to support shelter development/ redevelopment at a cost of \$21.850 million; and SOGR maintenance of \$9.000 million for the City's 16 owned and leased shelters sites. The accumulated backlog of SOGR maintenance is estimated to be \$4.146 million at the end of 2012, and is reduced to \$4.149 million, or 4.5% of the asset value at the end of 2022.
- While the 10-Year Recommended Capital Plan provides for an investment of \$0.900 million per year to upgrade the Program assets, this funding is inadequate to reduce the backlog below 4.0% of the asset value at the end of the plan. The plan does, however, provide sufficient funding to support on-going maintenance requirements. Nonetheless, as specific mechanical and electrical upgrades, foundation repairs, HVAC replacements, security systems upgrades, roof repairs and window replacements are scheduled during the next 10 years, due to affordability, many of these system and infrastructure upgrades will be deferred to future years.

Key Changes to the 2012 - 2021 Approved Capital Plan

**Changes to the 2012 -2021 Approved Capital Plan
(In \$000s)**



The total value of the 2013 Recommended Capital Budget and the 2014-2022 Recommended Capital Plan remains unchanged from the 2012-2021 Approved Capital Plan, although cash flows for years 2014 through 2016 reflects a decrease of \$14.600 million, while years 2017 through 2019 reflect an increase of an equal amount.

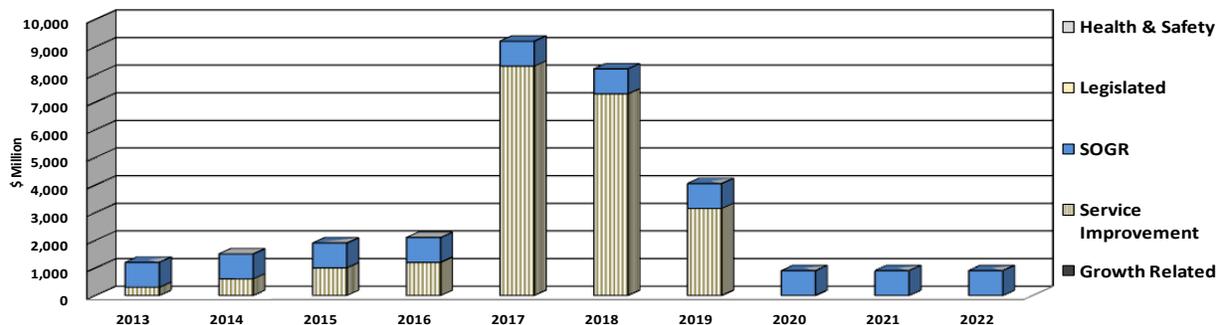
- This change reflects the revised time-line for the delivery of the development/ redevelopment of the Seaton House Shelter, based on the current status of redevelopment at the George Street location. The total project cost of \$21.850 million remains unchanged.
- The following chart details the key project cash flow changes to the 2012-2021 Approved Capital Plan.

**Summary of Project Changes
(In \$000s)**

Key Projects	Total Project Cost	2013	2014	2015	2016	2017	2018	2019	2020	2021	2013 - 2021	Revised Total Project Cost
<i>Previously Approved</i>												
Shelter Development/ Redevelopment	21,850		(1,200)	(7,300)	(6,100)	5,150	6,300	3,150				21,850
Total Previously Approved	21,850		(1,200)	(7,300)	(6,100)	5,150	6,300	3,150				21,850
Total Changes	21,850		(1,200)	(7,300)	(6,100)	5,150	6,300	3,150				21,850

2013 – 2022 Recommended Capital Plan

2013–2022 Capital Plan by Project Category
(In \$000s)



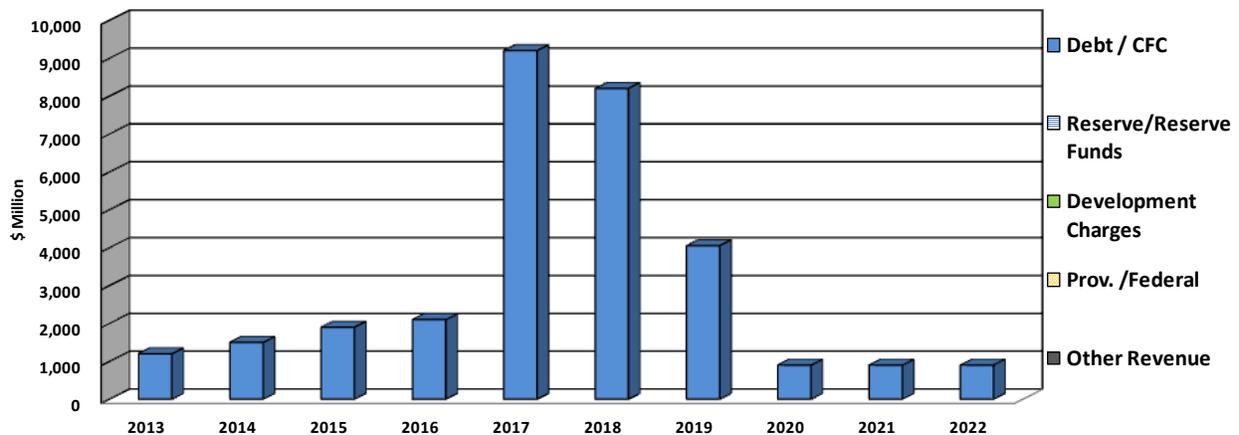
The 10-Year Recommended Capital Plan of \$30.850 million provides funding for SOGR projects of \$9.000 million; and Service Improvement projects of \$21.850 million.

- State of Good Repair projects represent 29% or \$9.000 million of project funding in the 10-Year Recommended Capital Plan, with \$0.900 million required in 2013, and years 2014 through 2022 evenly spread at \$0.900 million a year.

 - This funding is required for the ongoing capital maintenance of the City's 16 facilities in which Shelter Services are provided.
- Service Improvement projects represent \$21.850 million or 71% of projects funded in the 10-Year Recommended Capital Plan, and is comprised of 1 project, the Seaton House Shelter development/ redevelopment project.

 - Funding requirements begin in 2013 with required funding of \$0.300 million, \$0.600 million in 2014, with years 2015 through 2019 requiring a total of \$20.950 million. Cash flow requirements are based on the estimated timing to redevelop the Seaton House Shelter.

**2013–2022 Capital Plan by Funding Source
(In \$000s)**



The 10-Year Recommended Capital Plan of \$30.850 million is fully debt funded, with expenditures in the first 5 years requiring \$15.900 million, or 52% of the total recommended funding, and \$14.950 million, or 48% required from 2018 through 2022.

- The annual debt financing requirements are not evenly distributed throughout the 10 year period, with debt financing peaking in 2017-2019 for the Shelter development/ redevelopment project, as these years include \$18.750 million for the reconstruction of the Seaton House Shelter, with years 2013 through 2016 providing \$3.100 million for planning and design activities associated with the site redevelopment.

Major Capital Initiatives by Category

**Summary of Major Capital Initiatives by Category
(In \$000s)**

	Total Project Cost	2013 Rec. Budget	2014 Plan	2015 Plan	2016 Plan	2017 Plan	2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan	2013-2022 Total
State of Good Repair (SOGR)												
Capital Repairs/ Replacement City Owned/ Leased Bldgs	9,000	900	900	900	900	900	900	900	900	900	900	9,000
Sub-Total	9,000	900	900	900	900	900	900	900	900	900	900	9,000
Service Improvements												
Shelter Development/ Redevelopment	21,850	300	600	1,000	1,200	8,300	7,300	3,150				21,850
Sub-Total	21,850	300	600	1,000	1,200	8,300	7,300	3,150				21,850
Total	30,850	1,200	1,500	1,900	2,100	9,200	8,200	4,050	900	900	900	30,850

The 10-Year Recommended Capital Plan supports Shelter Support and Housing Administration's focus on the development/ redevelopment of existing shelter sites to include supportive and affordable housing initiatives that align with the Council approved HOT Framework, and provides funding for SOGR maintenance for the City's 16 owned and leased facilities.

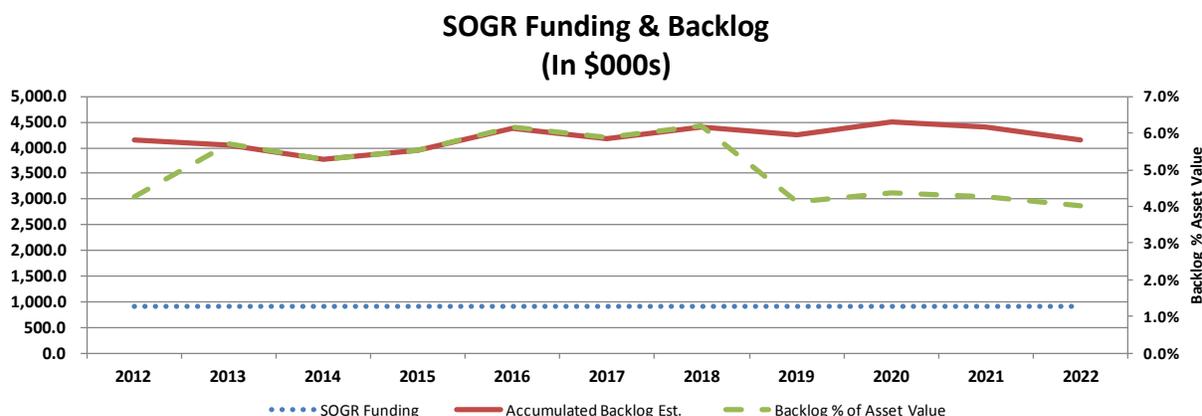
State of Good Repair (SOGR) Projects

- New funding of \$0.900 million in 2013 and \$8.1 million in future-year funding for the 2014-2022 period is recommended for SOGR maintenance in the 16 City owned and leased facilities. Funding will provide HVAC upgrades, electrical, mechanical and safety upgrades, window, roof and floor replacements and other general repairs at the 16 sites.

Service Improvement Projects

- New funding of \$0.300 million in 2013 and \$21.550 million in future-year funding for 2014-2019 period is recommended for the redevelopment of Seaton House; a portion of these funds also may be used to facilitate other shelter redevelopment projects.

State of Good Repair (SOGR) Backlog



The 10-Year Recommended Capital Plan dedicates \$4.500 million to SOGR spending in the first 5 years of the Capital Plan period, and \$4.500 million over the last 5 years, which on average is \$0.900 million annually.

- SSHA is responsible for maintaining 16 of the City's facilities, including 12 shelter sites; 1 administrative site, 2 social housing sites; and 1 assessment and referral centre; with an asset replacement value of \$97.403 million; 7 are leased to operators and 9 are operated by the City.
- Based on the most recent Facilities Management and Real Estate Division's (FM&RE) assessment and maintenance plan, the Program has established that its 2012 SOGR maintenance backlog for these facilities is \$4.146 million, or 4.3% of the Program's asset replacement value. As the Seaton House Shelter is scheduled for demolition in 2014, maintenance projects for this shelter are not included in the backlog. The dollar valuation of the backlog remains fairly constant throughout the 10-Year Recommended Capital Plan, with an average backlog of \$4.200 million.
- The 10-Year Recommended Capital Plan includes funding of \$0.900 million in 2013 and \$0.900 million in years 2014 through 2022 to maintain these sites. SSHA's SOGR program will focus on upgrading the bathroom facilities, window replacements, roof replacements, electrical, mechanical and HVAC upgrades at the City's facilities.

- As noted on pages 3 and 4, in 2014, the asset value of \$97.403 million drops to \$71.080 million, a drop of \$26.323 million, reflecting the removal of the Seaton House Shelter from service, as this shelter closes for redevelopment. In 2019, the asset value increases by \$31.850 million, the year the Seaton House redevelopment is scheduled for completion, with the increase in asset value is based on the redeveloped facility.
- Based on the scheduled maintenance upgrades, and after the Seaton House redevelopment, at the end of the 10 year plan, the backlog decreases to 4% of the asset value, although the backlog itself is projected to remain flat throughout the 10 year plan. While the SOGR budget provides enough funding to support the on-going maintenance requirements for the Program's 16 facilities, due to affordability, the plan does not provide adequate funding reduce the backlog.

10-Year Capital Plan Impact on the Operating Budget

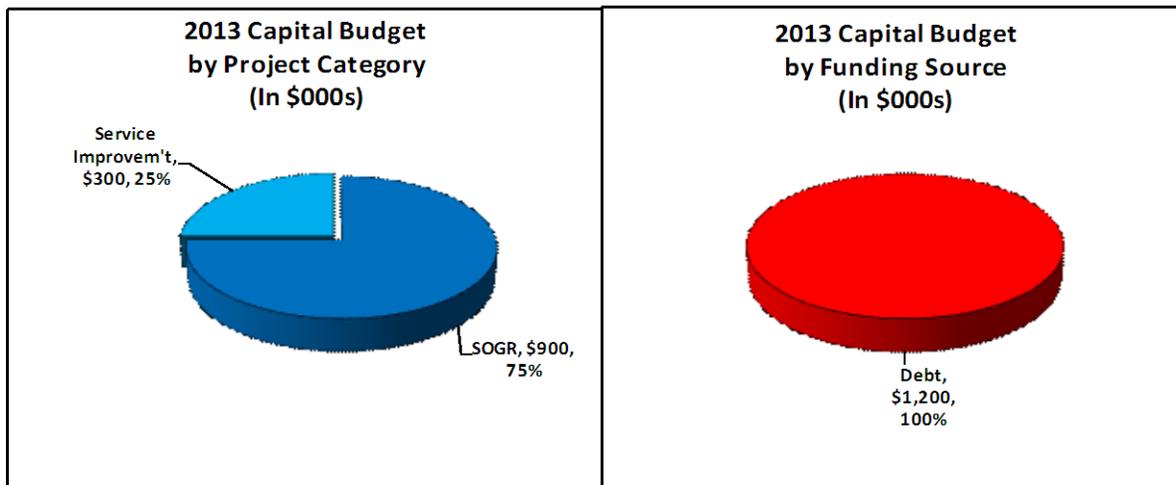
Capital Project Delivery: Temporary Positions

Position Title	CAPTOR Project Number	# of Positions	Project Delivery		Salary and Benefits \$ Amount(\$000s)						
			Start Date	End Date (m/d/yr)	2013	2014	2015	2016	2017	2018 - 2022	
Policy, Planning and Project Consultant	SHL907278	1.0	1/1/2012	12/31/2019	68.1	136.2	136.2				340.5
Total		1.0			68.1	136.2	136.2				340.5

- Approval of the 2013 Recommended Capital Budget will result in an operating budget impact of \$0.068 million gross, \$0 net for 0.5 temporary position required to help coordinate the planning and redevelopment of the Seaton House Shelter. Starting in 2014, the 0.5 position will increase to 1 full time temporary position, and will be required through 2015 to help manage the shelter redevelopment. Funding for this position will require an annual budget for \$0.136 million gross and \$0 net will included in the 2014 and 2015 budget submissions, and will be fully funded by the capital budget.
- From 2016 through 2019, project management will be the responsibility of the construction firm selected to lead the development and by existing program staff.
- Operational savings that may arise from the reconstruction of the Seaton House Shelter will be identified as planning for the redevelopment gets underway, and will be included in future year operational budget submissions.
- It is recommended that Council approve the addition of 0.5 new, temporary capital position for the delivery of the Shelter development/ redevelopment project, and that the duration of this position does not exceed the life of the funding of this project.

PART III - 2013 RECOMMENDED CAPITAL BUDGET

2013 Capital Budget by Project Category and Funding Source



The 2013 Recommended Capital Budget requires 2013 cash flow funding of \$1.200 million.

- State of Good Repair projects account for \$0.900 million or 75% of the 2013 Capital Budget's expenditures and are comprised of the capital repairs/ replacement City owned/ leased bldgs projects.
- Service Improvement projects represent \$0.300 million or 25% of the 2013 Recommended Capital Budget's spending and are comprised of 1 project, the Shelter development/ redevelopment project.
- The 2013 Recommended Capital Budget for Shelter, Support and Housing Administration is fully debt funded, providing 100% of the Program's financing requirements.

2013 Recommended Cash Flow & Future Year Commitments (In \$000s)

	2011 & Prior Year Carry Forward	2012 Previously Approved Cash Flow Commitments	2013 New Cash Flow Rec'd	2013 Total Cash Flow Rec'd	2012 Carry Forwards	Total 2013 Cash Flow (Incl 2012 C/Fwd)	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Cost
Expenditures																
Previously Approved																
Change in Scope																
New			1,200	1,200		1,200										1,200
New w/Future Year																
Total Expenditure			1,200	1,200		1,200										1,200
Financing																
Debt			1,200	1,200		1,200										1,200
Other																
Reserves/Res Funds																
Development Charges																
Provincial/Federal																
Total Financing			1,200	1,200		1,200										1,200

* Please refer to Appendix 3 for detailed project listings

- The 2013 Recommended Capital Budget of \$1.200 million requires new cash flow funding of \$1.200 million for 2 new projects including of \$0.900 million for the Program's capital maintenance program that maintains the City's 16 shelters sites in a SOGR, and the remaining \$0.300 million is required to fund the redevelopment of the Seaton House Shelter on George Street.
- Approval of the 2013 Recommended Capital Budget does not commit Council to any funding beyond 2013.
- The 2013 Recommended Capital Budget does not require carry forward funding.

2013 Recommended Capital Project Highlights

The 2013 Recommended Capital Budget provides funding of \$1.200 million to:

- Continue the 2013 phase of the ongoing repair program at the City owned operated/ leased shelter sites for \$0.900 million; and
- Continue the redevelopment of the Seaton House Shelter at George Street for \$0.300 million.

**2013 Recommended Capital Project Highlights
(In \$000s)**

Project	Total Project Cost	2013	2014	2015	2016	2017	2013 - 2017	2018	2019	2020	2021	2022	2013 - 2022 Total
Capital Repairs/ Replacement City Owned/ Leased Bldgs	900	900					900						900
Shelter Development/ Redevelopment	300	300					300						300
Total (including carry forward funding)	1,200	1,200					1,200						1,200

PART IV: ISSUES FOR DISCUSSION

2013 Issues

SOGR Capital Maintenance Backlog

The 10-Year Recommended Capital Plan provides \$9.000 million in funding for SOGR maintenance at the 16 City shelter sites over the 10 year period. As indicated in the backlog analysis on page 10, the SOGR backlog as a % of asset replacement value at the end of 2012 is projected to be \$4.146 million, or 4.3% of the asset value. Due to the demolition of the Seaton House Shelter, the backlog as a percentage of asset replacement value increases to 5.3% in 2014, peaks at 6.2% in 2016, and remains at approximately that level through 2018. In 2019, the backlog returns to 4.1%, and remains at approximately that level from 2020 through 2022.

As noted in the analysis, in 2014 the asset value drops from \$97.403 million to \$71.080 million, a drop of \$26.323 million. The change in value results from the removal of the Seaton House Shelter from the asset base, as this shelter will be taken out of service during the reconstruction phase. At the end of 2019, the asset replacement value increases to \$102.930 million from 2018, an increase of \$31.850 million, reflecting return to service of the Seaton House Shelter to the George Street site after the reconstruction has been completed, and an additional \$10.0 million, attributable to other partnership and neighbourhood redevelopment initiatives.

As the Seaton House maintenance projects are not included in the backlog, the dollar valuation of the backlog remains fairly constant throughout the 10-Year Recommended Capital Plan, with an average backlog of \$4.200 million. While the 10-Year Recommended Capital Plan provides for an investment of \$0.900 million per year to upgrade the Program's assets, this funding is inadequate to reduce the backlog below 4.0% of the asset value at the end of the Capital Plan period. The Capital Plan does, however, provide sufficient funding to support on-going maintenance requirements. Nonetheless, as specific mechanical and electrical upgrades, foundation repairs, HVAC replacements, security systems upgrades, roof repairs and window replacements are scheduled during the next 10 years, due to affordability, many of these system and infrastructure upgrades will be deferred to future years.

Shelter Development/ Redevelopment Future Years

City staff have been aware for some time of the need to redevelop Seaton House to better meet the needs of the clients, to enhance health and safety and to improve the George Street facility generally. In 2009, a private entity owning properties to the south of Seaton House approached the City to determine if there was a mutual interest in developing their respective properties. This potential for redevelopment would have provided the means to develop a site that provides a range of services, including long-term care, health care, supportive, affordable housing and emergency shelter programs.

In December 2009, Council authorized staff to negotiate a proposal for the redevelopment of the Seaton House Shelter, together with the adjacent privately-owned properties, and report back for approval to redevelop the site, pending an assessment of the feasibility of the initiative. In the spring of 2012, the General Manager of Shelter, Support and Housing advised

that these negotiations had been halted, as the circumstances which supported a single development partner had changed.

While SSHA staff continue to pursue the redevelopment of this site with other City partners, and have re-phased the cash flow of the redevelopment project so that the reconstruction is now scheduled to commence in 2015 (with 2019 as the project completion date), new 2013 funding of \$0.300 million is recommended, with an additional \$21.550 million proposed in years 2014-2019. The future year funding is recommended both as a place-holder for the Seaton House Shelter redevelopment, and to provide the Program time to continue to explore additional redevelopment opportunities to convert other shelter sites into permanent, multi-use properties.

It is recommended that the Acting General Manager of Shelter, Support and Housing Administration report to Budget Committee through the Community Development and Recreation Committee on details of the proposed redevelopment of Seaton House Shelter in the Fall of 2013, and report the plans and financial implications of other redevelopment opportunities through the Community Development and Recreation Committee and Budget Committee as they are identified.

Appendix 1 2012 Performance

2012 Key Accomplishments

In 2012, Shelter, Support and Housing completed the following projects:

- ✓ The purchase of the Mass Care Response Vehicle of \$0.500 million;
- ✓ The Social Housing Administration System IT system of \$0.356 million;
- ✓ The 129 Peter Street Shelter and Referral Centre elevator upgrade of \$0.386 million; and
- ✓ The SOGR capital maintenance project funded significant upgrades in the City-owned shelters, including Family Residence for \$0.570 million that replaced windows and doors, provided new asphalt pavement; and, replaced the boiler system. Adelaide Resource Centre for \$0.206 million to fund the replacement of the hot water tank and the fire alarm system.

2012 Capital Variance Review

2012 Budget to Actual Comparison (In \$000s)

2012 Approved	Actuals as of Sept. 30, 2012 (3rd Quarter Variance)		Projected Actuals at Year End		Unspent Balance	
	\$	% Spent	\$	% Spent	\$ Unspent	% Unspent
2,992	598	20.0%	2,437	81.5%	555	18.5%

Capital expenditures for the period ending September 30, 2012 total \$0.598 million or 20.0% of the 2012 Approved Capital Budget of \$2.992 million.

The year-to-date spending rate of 20.0% is attributable to the following project delays:

- The capital repairs/ replacements for city operated/ leased shelters project's capital expenditures totalled \$0.181 million representing 6.4% of the 2012 approved cash flow of \$1.600 million. Project spending will accelerate during the last quarter, once purchase orders have been fulfilled, with year-end spending projected to be \$1.045 million or 65.3%.
- The Mass Care Response Vehicle project had no capital expenditures against the 2012 approved cash flow of \$0.500 million. The cab and chassis have been delivered, and the fabrication of the body is nearly complete. Payment is due on delivery of the vehicle, which is scheduled for the end of the year, with the project expected to be fully spent by year-end.
- The Social Housing Administration System project's capital expenditures totalled \$0.324 million, representing 91.1% of the approved cash flow of \$0.356 million. The project is

nearing completion, with the development of the final budgeting and forecasting module in final stages of production. It is anticipated that the project will be fully spent by year-end.

- The 129 Peter Street Shelter and Referral Centre project's capital expenditures totalled \$0.008 million representing 2.2% of a 2012 approved cash flow of \$0.386 million. This project funds upgrades to the roof and the installation of an elevator. It is anticipated that the construction work will be completed in the fourth quarter, with the project anticipated to be fully spent by year-end.
- The Shelter development/ redevelopment project's capital expenditures totalled \$0.085 million, representing 56.8% of the 2012 approved cash flow of \$0.150 million. This project funds the preliminary work needed for the redevelopment of Seaton House and the revitalization of George Street. It is anticipated that the project will be fully spent by year-end, with staff continuing to develop a framework for this redevelopment initiative.

Year-end spending projections are expected to be \$2.437 million; representing a year-end spending rate of 81.5%. There are no carry forward funding requirements, as all projects are forecasted to be fully spent by year-end. Capital repairs included in the capital repairs/ replacements project that are underway will be completed by year-end; projects that were included in 2012 work plan that did not proceed in 2012 will be funded from the 2013 Recommended Capital Plan. Capital projects that require no carry forward funding will be closed and unspent funds returned to their funding sources.

Appendix 2
10-Year Recommended Capital Plan Project Summary
(In \$000s)

Project	2013	2014	2015	2016	2017	2013 - 2017	2018	2019	2020	2021	2022	2013 - 2022
Capital Repairs/ Replacement City Owned/ Leased Bldgs	900	900	900	900	900	4,500	900	900	900	900	900	9,000
Shelter Development/ Redevelopment	300	600	1,000	1,200	8,300	11,400	7,300	3,150				21,850
Total (including carry forwards)	1,200	1,500	1,900	2,100	9,200	15,900	8,200	4,050	900	900	900	30,850

Appendix 3
2013 Recommended Capital Budget;
2014 to 2022 Capital Plan

CITY OF TORONTO

**Gross Expenditures (\$000's)
Appendix 3**

Shelter, Support & Housing Administration

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By													
						2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing		
SHL906659 Capital Repairs/Replacement - Leased Bldgs																									
0	2	Capital Repairs/Replacement-Leased-Future Years	CW	S6	03	0	125	100	100	100	425	500	925	0	0	0	0	0	0	0	0	925	0	925	
0	10	Capital Repairs/Replacement-Leased Building-2013	CW	S4	03	10	0	0	0	0	10	0	10	0	0	0	0	0	0	0	0	10	0	10	
Sub-total						10	125	100	100	100	435	500	935	0	0	0	0	0	0	0	0	0	935	0	935
SHL906660 Capital Repairs/Repl : City Operated																									
0	2	Capital Repairs/Replacement-City Oper-Future Years	CW	S6	03	0	775	800	800	800	3,175	4,000	7,175	0	0	0	0	0	0	0	0	7,175	0	7,175	
0	11	Capital Repairs/Replacement-City Operated-2013	CW	S4	03	890	0	0	0	0	890	0	890	0	0	0	0	0	0	0	0	890	0	890	
Sub-total						890	775	800	800	800	4,065	4,000	8,065	0	0	0	0	0	0	0	0	0	8,065	0	8,065
SHL907278 Shelter Development/Redevelopment																									
0	5	Shelter Development/Redevelopment-Future Years	CW	S6	04	0	600	1,000	1,200	8,300	11,100	10,450	21,550	0	0	0	0	0	0	0	0	21,550	0	21,550	
0	14	Shelter Development/Redevelopment-2013	CW	S4	04	300	0	0	0	0	300	0	300	0	0	0	0	0	0	0	0	300	0	300	
Sub-total						300	600	1,000	1,200	8,300	11,400	10,450	21,850	0	0	0	0	0	0	0	0	0	21,850	0	21,850
Total Program Expenditure						1,200	1,500	1,900	2,100	9,200	15,900	14,950	30,850	0	0	0	0	0	0	0	0	0	30,850	0	30,850

Report Phase 2 - Program 15 Shelter, Support & Housing Administration Program Phase 2 Sub-Project Category 01,02,03,04,05,06,07 Part B Sub-Project Status S2,S5,S6 Part C Sub-Project Status S2,S3,S4

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 3

Shelter, Support & Housing Administration

		Current and Future Year Cash Flow Commitments and Estimates									Current and Future Year Cash Flow Commitments and Estimates Financed By									
		2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>Sub- Project No.</u>	<u>Project Name</u>	Ward	Stat.	Cat.																
Priority	SubProj No.	Sub-project Name																		
Financed By:																				
Debt		1,200	1,500	1,900	2,100	9,200	15,900	14,950	30,850	0	0	0	0	0	0	0	0	30,850	0	30,850
Total Program Financing		1,200	1,500	1,900	2,100	9,200	15,900	14,950	30,850	0	0	0	0	0	0	0	0	30,850	0	30,850

Status Code	Description
S2	S2 Prior Year (With 2013 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2013 and/or Future Year Cost/Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)
S6	S6 New - Future Year (Commencing in 2014 & Beyond)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07

Appendix 4
2013 Recommended Cash Flow and
Future Year Commitments

CITY OF TORONTO

**Gross Expenditures (\$000's)
Appendix 4**

Shelter, Support & Housing Administration

Sub- Project No. Project Name PrioritySubProj No. Sub-project Name Ward Stat. Cat.						Current and Future Year Cash Flow Commitments						Current and Future Year Cash Flow Commitments Financed By												
						2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt	Total Financing	
<u>SHL906659 Capital Repairs/Replacement - Leased Bldgs</u>																								
0	10	Capital Repairs/Replacement-Leased Building-2013	CW	S4	03	10	0	0	0	0	10	0	10	0	0	0	0	0	0	0	10	0	10	
Sub-total						10	0	0	0	0	10	0	10	0	0	0	0	0	0	0	10	0	10	
<u>SHL906660 Capital Repairs/Repl : City Operated</u>																								
0	11	Capital Repairs/Replacement-City Operated-2013	CW	S4	03	890	0	0	0	0	890	0	890	0	0	0	0	0	0	0	890	0	890	
Sub-total						890	0	0	0	0	890	0	890	0	0	0	0	0	0	0	890	0	890	
<u>SHL907278 Shelter Development/Redevelopment</u>																								
0	14	Shelter Development/Redevelopment-2013	CW	S4	04	300	0	0	0	0	300	0	300	0	0	0	0	0	0	0	300	0	300	
Sub-total						300	0	0	0	0	300	0	300	0	0	0	0	0	0	0	300	0	300	
Total Program Expenditure						1,200	0	0	0	0	1,200	0	1,200	0	0	0	0	0	0	0	1,200	0	1,200	

CITY OF TORONTO

Gross Expenditures (\$000's)

Appendix 4

Shelter, Support & Housing Administration

Sub- Project No. Project Name Priority SubProj No. Sub-project Name Ward Stat. Cat.					Current and Future Year Cash Flow Commitments and Estimates						Current and Future Year Cash Flow Commitments and Estimates Financed By										
					2013	2014	2015	2016	2017	Total 2013-2017	Total 2018-2022	Total 2013-2022	Provincial Grants and Subsidies	Federal Subsidy	Development Charges	Reserve Reserves	Reserve Funds	Capital from Current	Other 1	Other2	Debt - Recoverable Debt
Financed By:																					
Debt					1,200	0	0	0	0	1,200	0	1,200	0	0	0	0	0	0	1,200	0	1,200
Total Program Financing					1,200	0	0	0	0	1,200	0	1,200	0	0	0	0	0	0	1,200	0	1,200

Status Code	Description
S2	S2 Prior Year (With 2013 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2013 and/or Future Year Cost/Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07

Appendix 5

2013 Recommended Capital Project with Financing Details

(Phase 2) 15-Shelter, Support & Housing Administration

Sub-Project Category: 01,02,03,04,05,06,07

Type: B Sub-Project Status: S2

Type: C Sub-Project Status: S2,S3,S4,S5



CITY OF TORONTO

Appendix 5

**Shelter, Support & Housing Administration
Sub-Project Summary**

Project/Financing

Priority Project Project Name

Priority Project	Project Name	Start Date	Completion Date	2013	Financing									
				Cash Flow	Provincial Grants Subsidies	Federal Subsidy	Developmt Charges	Reserves	Reserve Funds	Capital From Current	Other 1	Other 2	Debt	Debt - Recoverable
<u>0</u>	<u>SHL906660</u>	<u>Capital Repairs/Repl : City Operated</u>												
0	11 Capital Repairs/Replacement-City Operated-2013	1/1/2013	12/31/2013	890	0	0	0	0	0	0	0	0	890	0
	Project Sub-total:			890	0	0	0	0	0	0	0	0	890	0
<u>0</u>	<u>SHL907278</u>	<u>Shelter Development/Redevelopment</u>												
0	14 Shelter Development/Redevelopment-2013	1/1/2013	12/31/2013	300	0	0	0	0	0	0	0	0	300	0
	Project Sub-total:			300	0	0	0	0	0	0	0	0	300	0
<u>12</u>	<u>SHL906659</u>	<u>Capital Repairs/Replacement - Leased Bldgs</u>												
0	10 Capital Repairs/Replacement-Leased Building-2013	1/1/2013	12/31/2013	10	0	0	0	0	0	0	0	0	10	0
	Project Sub-total:			10	0	0	0	0	0	0	0	0	10	0
	Program Total:			1,200	0	0	0	0	0	0	0	0	1,200	0

Status Code	Description
S2	S2 Prior Year (With 2013 and/or Future Year Cashflow)
S3	S3 Prior Year - Change of Scope 2013 and/or Future Year Cost\Cashflow)
S4	S4 New - Stand-Alone Project (Current Year Only)
S5	S5 New (On-going or Phased Projects)

Category Code	Description
01	Health and Safety C01
02	Legislated C02
03	State of Good Repair C03
04	Service Improvement and Enhancement C04
05	Growth Related C05
06	Reserved Category 1 C06
07	Reserved Category 2 C07