

CAPITAL REGION HOUSING CORPORATION

APPENDIX A

FIVE YEAR MAJOR CAPITAL EXPENDITURE PLAN SUMMARY - 2026 to 2030

	Type	Estimate Class	Total Project Budget	Forecast spent at Dec. 31, 2025	Balance Remaining at Dec. 31, 2025	2026	2027	2028	2029	2030	TOTAL
EXPENDITURE											
Caledonia - CHF	Lease	Class A	75,004,723	73,904,723	1,100,000	1,100,000					1,100,000
Pandora - CHF	Lease	Class A	114,325,710	50,000	114,275,710	200,000	200,000	200,000	113,675,710		114,275,710
Campus View Redevelopment - RHFP	B	Class A	55,300,000	7,078,576	48,221,424	20,284,834	25,339,083	2,597,506	-	-	48,221,424
Village on the Green Redevelopment - RHFP	B	Class A	81,000,000	11,475,284	69,524,716	34,160,875	29,843,305	5,520,537			69,524,716
Cedar Hill Library & HSG Redevelopment - CHF	Lease	Class B	170,940,244	6,421,470	164,518,774	24,450,000	41,365,451	54,115,970	44,587,353	-	164,518,774
Verdier / Brentwood - CHF	Lease	Class A	58,260,000	8,302,416	49,957,584	27,850,096	20,107,488	2,000,000			49,957,584
1800 McKenzie Redevelopment - CHF	B	Class C	137,355,817	7,166,799	130,189,018	5,376,929	34,615,517	54,523,182	30,419,269	5,254,121	130,189,018
Swanlea - CHF	B	Class C	69,915,398	4,579,991	65,335,407	15,351,453	24,265,823	21,370,498	4,347,633	-	65,335,407
Thuthiqt Hulelum - CHF (Pending)	B	Class A	15,365,370	1,322,039	14,043,331	-	-	-	-	-	-
New Redevelopment Projects	B	Conceptual	3,000,000	-	3,000,000	3,000,000	-	-	-	-	3,000,000
			780,467,262	120,301,299	660,165,963	131,774,186	175,736,667	140,327,693	193,029,965	5,254,121	646,122,633
SOURCE OF FUNDS (combined)											
Mortgage Debt	Debt		473,796,976	52,482,331	421,314,645	21,288,228	92,379,751	132,710,989	161,347,013	5,254,121	412,980,102
Grants (Federal, Provincial, Local)	Grant		250,932,947	42,720,721	208,212,226	110,485,958	52,717,824	7,616,704	31,682,952	-	202,503,438
CRHC Equity	Equity		1,032,392	1,032,392	-	-	-	-	-	-	-
UOA Reserve	Res		1,000,000	1,000,000	-	-	-	-	-	-	-
Land Equity (in-kind)	Land		20,631,000	20,631,000	-	-	-	-	-	-	-
Other - Third Party Funding	Other		33,073,947	2,434,855	30,639,093	-	30,639,092	-	-	-	30,639,092
			780,467,262	120,301,299	660,165,963	131,774,186	175,736,667	140,327,693	193,029,965	5,254,121	646,122,633

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		Total Project Budget	Forecast spent at Dec. 31, 2025	Balance Remaining at Dec. 31, 2025	2026	2027	2028	2029	2030	TOTAL
SOURCE OF FUNDS (by project)										
Caledonia - CHF										
Mortgage Debt	Debt	53,582,331	52,482,331	1,100,000	1,100,000					1,100,000
Grants	Grant	19,540,000	19,540,000	-	-					-
CRHC Equity (Transfer from Michigan)	Equity	882,392	882,392	-	-	-	-	-	-	-
UOA Stabilization Reserve	Res	1,000,000	1,000,000	-	-	-	-	-	-	-
		75,004,723	73,904,723	1,100,000	1,100,000	-	-	-	-	1,100,000
Pandora - CHF										
Mortgage Debt	Debt	81,992,758	-	81,992,758	-	-	-	81,992,758		81,992,758
Grants	Grant	32,332,952	50,000	32,282,952	200,000	200,000	200,000	31,682,952		32,282,952
CRHC Equity/UOA Stabilization Rsrv	Res	-	-	-	-	-	-	-		-
		114,325,710	50,000	114,275,710	200,000	200,000	200,000	113,675,710	-	114,275,710
Campus View Redevelopment - RHFP										
Mortgage Debt	Debt	31,560,623	-	31,560,623	4,764,980	25,339,083	1,456,559	-		31,560,623
Grants	Grant	22,364,377	5,703,576	16,660,801	15,519,854	-	1,140,947	-		16,660,801
Land Equity (in-kind)	Land	1,375,000	1,375,000	-	-	-	-	-		-
		55,300,000	7,078,576	48,221,424	20,284,834	25,339,083	2,597,506	-	-	48,221,424
Village on the Green Redevelopment - RHFP										
Mortgage Debt	Debt	36,307,584	-	36,307,584	3,254,596	29,843,305	3,209,683			36,307,584
Grants	Grant	39,268,416	6,051,284	33,217,132	30,906,279	-	2,310,853			33,217,132
Land Equity (in-kind)	Land	5,424,000	5,424,000	-	-	-	-			-
		81,000,000	11,475,284	69,524,716	34,160,875	29,843,305	5,520,537	-	-	69,524,716
Cedar Hill Library & HSG Redevelopment - CHF										
Mortgage Debt	Debt	99,366,837	-	99,366,837	-	663,514	54,115,970	44,587,353	-	99,366,837
Grants	Grant	34,859,460	346,616	34,512,844	24,450,000	10,062,845	-	-	-	34,512,845
Other Equity (Saanich)	Other	33,073,947	2,434,855	30,639,093	-	30,639,092	-	-	-	30,639,092
Land Equity (in-kind) (Saanich)	Land	3,640,000	3,640,000	-	-	-	-	-	-	-
		170,940,244	6,421,470	164,518,774	24,450,000	41,365,451	54,115,970	44,587,353	-	164,518,774
Verdier/Brentwood - CHF										
Mortgage Debt	Debt	34,276,140	-	34,276,140	12,168,652	20,107,488	2,000,000			34,276,140
Grants	Grant	23,983,860	8,302,416	15,681,444	15,681,444	-	-			15,681,444
		58,260,000	8,302,416	49,957,584	27,850,096	20,107,488	2,000,000	-	-	49,957,584
1800 McKenzie Redevelopment - CHF										
Mortgage Debt	Debt	86,231,668	-	86,231,668	-	-	50,558,278	30,419,269	5,254,121	86,231,668
Grants	Grant	45,104,149	1,146,799	43,957,350	5,376,929	34,615,517	3,964,904	-	-	43,957,350
Land Equity (in-kind)	Land	6,020,000	6,020,000	-	-	-	-	-	-	-
		137,355,817	7,166,799	130,189,018	5,376,929	34,615,517	54,523,182	30,419,269	5,254,121	130,189,018
Swanlea - CHF										
Mortgage Debt	Debt	42,144,492	-	42,144,492	-	16,426,361	21,370,498	4,347,633	-	42,144,492
Grants	Grant	24,270,906	1,079,991	23,190,915	15,351,453	7,839,462	-	-	-	23,190,915
Land Equity (in-kind)	Land	3,500,000	3,500,000	-	-	-	-	-	-	-
		69,915,398	4,579,991	65,335,407	15,351,453	24,265,823	21,370,498	4,347,633	-	65,335,407

Thuthiqut Hulelum - CHF (Pending)

Mortgage Debt	Debt	8,334,543	-	8,334,543	-	-	-	-	-	-
Grants	Grant	6,208,827	500,039	5,708,788	-	-	-	-	-	-
Society Equity	Equity	150,000	150,000	-	-	-	-	-	-	-
Land Equity (in-kind)	Land	672,000	672,000	-	-	-	-	-	-	-
		15,365,370	1,322,039	14,043,331	-	-	-	-	-	-

New Redevelopment Projects

Grants	Grant	3,000,000	-	3,000,000	3,000,000	-	-	-	-	3,000,000
		3,000,000	-	3,000,000	3,000,000	-	-	-	-	3,000,000