

# SOUNDS IRONIC?

## Halton's non-profit housing needs to get more expensive

By BRIAN MacLEOD  
Herald Staff

Non-profit housing in Halton needs to get more expensive. It might sound like a paradox but it isn't.

Twice a year the Canada Mortgage and Housing Corporation sets a "maximum unit price" for non-profit housing.

In Halton Hills the maximum unit price for a one-bedroom apartment in a building over three storeys is \$72,000. That price was set in October of 1987. It means that if a developer wanted to build a ten-unit apartment building which fits that category, the maximum cost of the whole development must come in under \$720,000 to qualify for non-profit housing.

Developers are saying they can't do it. In Burlington, where the CMHC price for a one-bedroom apartment is just \$59,000, developers are saying it costs at least \$105,000 a unit.

Stan Barkovitz, Halton's Housing Coordinator, expects the CMHC

minimum unit price to go up significantly this March but he's not sure it will be enough to entice developers.

Halton has recently set up a Non-Profit Housing Corporation in an attempt to stimulate subsidized housing in the Region and the Corporation's president Walter Mulkewich, has appealed to the Ministry of Housing to increase the maximum unit price.

The Corporation's General Manager and Regional Commissioner of Planning and Development Rash Mohammed said the MUP must go up or it could "jeopardize the development of non-profit projects... or could result in a project that would be scaled down to such an extent that it may not fit into the surrounding neighborhood standards."

Ironically, higher MUPs don't jeopardize Halton's chances of getting more non-profit housing. In fact, they help it.

Since the MUPs generally increase across the province, said Mr. Barkovitz, Halton's chances of getting their share of the non-profit

dollar from the province is not challenged any more than normal.

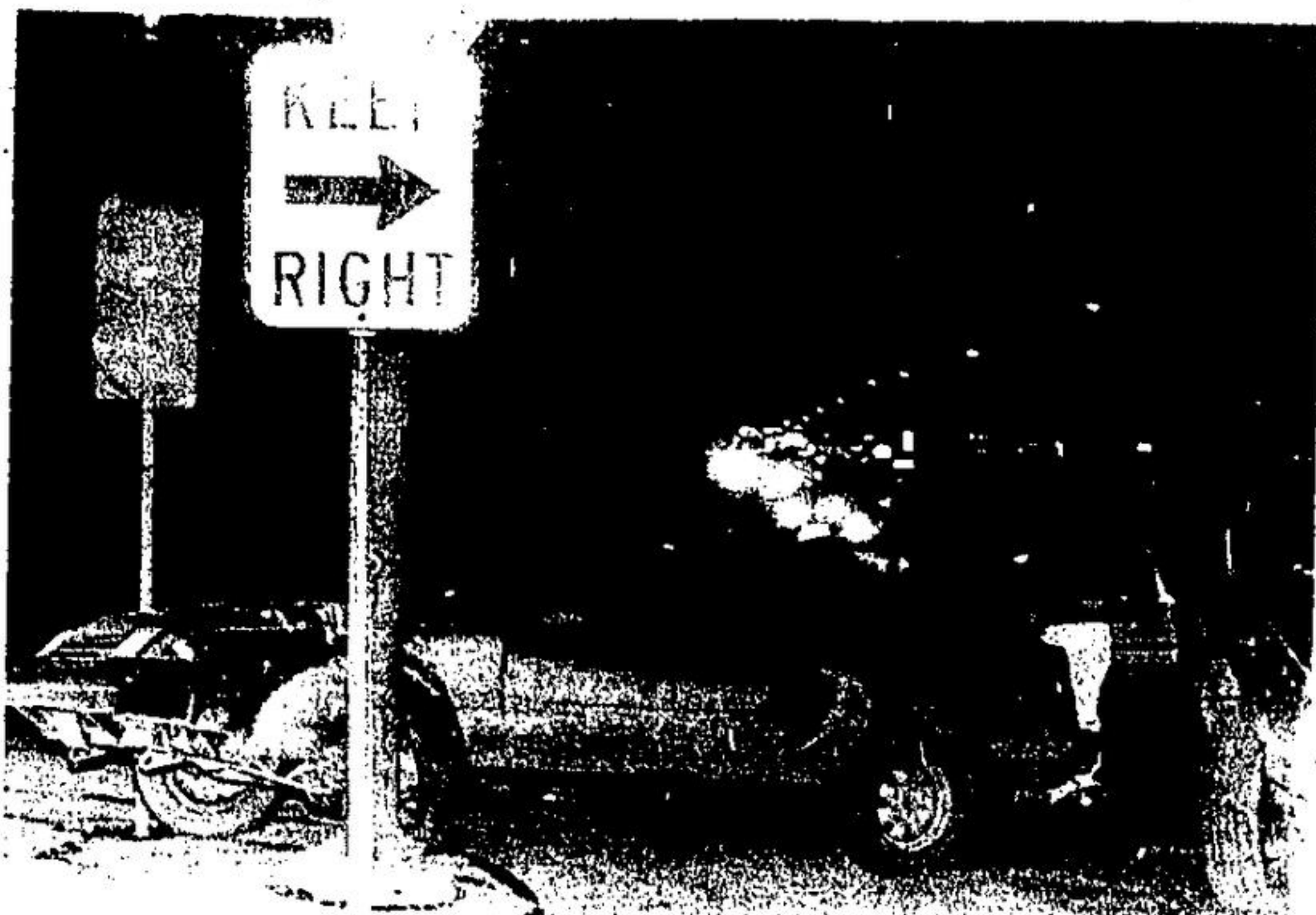
The Ministry of Housing takes care of the operating losses. When the houses are built, the Halton Corporation would pick up the rent from the tenants, if that doesn't cover the operating costs, which includes the price of paying the mortgage, the province pays the difference.

It's the developers who have to be encouraged, said Mr. Barkovitz. "If the MUP doesn't go up enough, everybody has to sharpen their pencils," he said.

The MUP has no effect on rent. That is decided by the market or by the tenant's income, said Mr. Barkovitz.

The reason the MUP is too low is because Halton has a very active housing market which means prices are increasing quite rapidly. The CMHC only adjusts the MUP every six months so their prices lag, said Mr. Barkovitz.

He's hoping that the next few adjustments will be high enough to catch up to what the developers feel is the actual unit cost.



### Two sent to hospital

Two Toronto residents were treated and released at Georgetown hospital following a collision shortly before 8 p.m. at the intersection of Guelph Street and Maple Avenue March 17. The 1983 Toyota seen here was mak-

ing a left hand turn onto Maple Avenue when it collided with a 1983 Chevrolet. Charges of failing of yield the right of way were laid. (Herald photo)

## Costs of Scotsdale Farm site not CVCA's responsibility

By BRIAN MacLEOD  
Herald Staff

The Credit Valley Conservation Authority will likely take over management of Scotsdale Farm but it will not be responsible for the costs of developing the farm.

Brian Rodgers of the Ontario Heritage Foundation told town council last week the CVCA will take over management of the farm for a two-year trial period.

Mr. Rodgers said the CVCA would develop a management plan which would include the entire 540 acre site.

But Ken Owen, Manager of Land Resources of the CVCA, said the deal has not yet been formalized and the Authority will not be developing the farm.

It's likely the Authority will go ahead with the trial management but development, including the costs of maintenance, will be up to the Foundation or any other interested groups, said Mr. Owen.

"We have an interest in seeing that the property is managed pro-

perly," he said. "But the Authority's budget is already strained to the limit."

While the details of financial management of the farm have not yet been worked out, it's expected the Foundation will have to pay for the initial costs of repair and maintenance of the farm, he said.

Rental houses, leasing to the Campbells television series and revenue from farming the land is bringing some income from the farm now but initial repairs to Scotsdale will range from \$30,000 to \$50,000, said Mr. Owen.

The Authority won't be developing the land, said Mr. Owen.

"We really don't have an opinion on how the land will be used," he said.

"We see our involvement as interim until some more permanent use can be determined."

The CVCA may decide to become involved in long term management of Scotsdale if an organization like the Halton Board of Education decides to set up an outdoor education project on the farm, said Mr.

Owen.

However "if they decide they want to (take over the farm) the Authority would like to walk away from it and hand it over to somebody else," he said.

Under the Authority's management the farm will likely remain in the "status quo" until another group comes up with plans for Scotsdale, he said.

If a deal is struck, the CVCA will likely take over management of the farm in the spring but the CVCA executive still has to approve the idea, he said.

### Open house for church

A new church sanctuary overlooks Silver Creek from Main Street South these days. The new Georgetown Alliance Church, which features 11,000 square feet of space including a sanctuary seating 300, will be dedicated April 3 at 3 p.m. Many guests will visit the new church during an Open House to be held from 2-5 p.m., Saturday, April 2.

The new church represents eight years of planning and work by a congregation founded in 1966. The church people volunteered hundreds of hours of labour throughout the construction period.

Ron Martin Construction managed the project. The final cost of construction is expected to be substantially under budget.

An elevator will be installed soon which will eliminate accessibility problems for seniors and the disabled. As well, the building is designed with day-care for children in mind. Work is proceeding towards opening such a facility.

For the first time in its twenty-two year history in Georgetown, the Alliance Church has contemporary facilities at its disposal.

Pastor Peter Ralph expressed the congregation's feelings simply: "We're thankful," he said.

### Garbage bin fire

Firefighters doused a 9:20 a.m. garbage bin fire Monday at 119 Mountainview Road North in Georgetown. There were no injuries or damages.



### That's my hobby

Although the number of exhibits in the Georgetown Library's Hobby Fair were down, several of the hobbies displayed were quite in-

teresting. Here, Marc Dumais, nine, adjusts his "ride of the future" he built, while 11-year-old Kevin Crane (right), displays a collection of buttons. (Herald photo)

### No left hand turns from Summit

Motorists on Summit Lane won't be allowed to make a left turn onto Mountainview Road until reconstruction of the intersection later this year.

Halton Region decided to install the no left turn sign on Summit Lane March 18 after Halton Hills town council asked the Region to study the intersection.

An accident in November of last year prompted the town to ask for the no left turn sign.

The Region has \$150,000 earmarked for the intersection reconstruction but repairs won't start until June.

The no left turn restriction will be removed when the repairs, which include reducing the grade on Mountainview Road, are complete.

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