



# The Blue Mountains Attainable Housing Corporation

2021 OPERATING CASHFLOW  
January 21st 2021 BMAHC Board Meeting

# 2021 Priorities

## ❖ Program Excellence

- ❖ Gateway Housing Project achieves building permit stage
- ❖ Attainable Rental Program established and future occupants secured
- ❖ Create core partnerships to meet housing needs

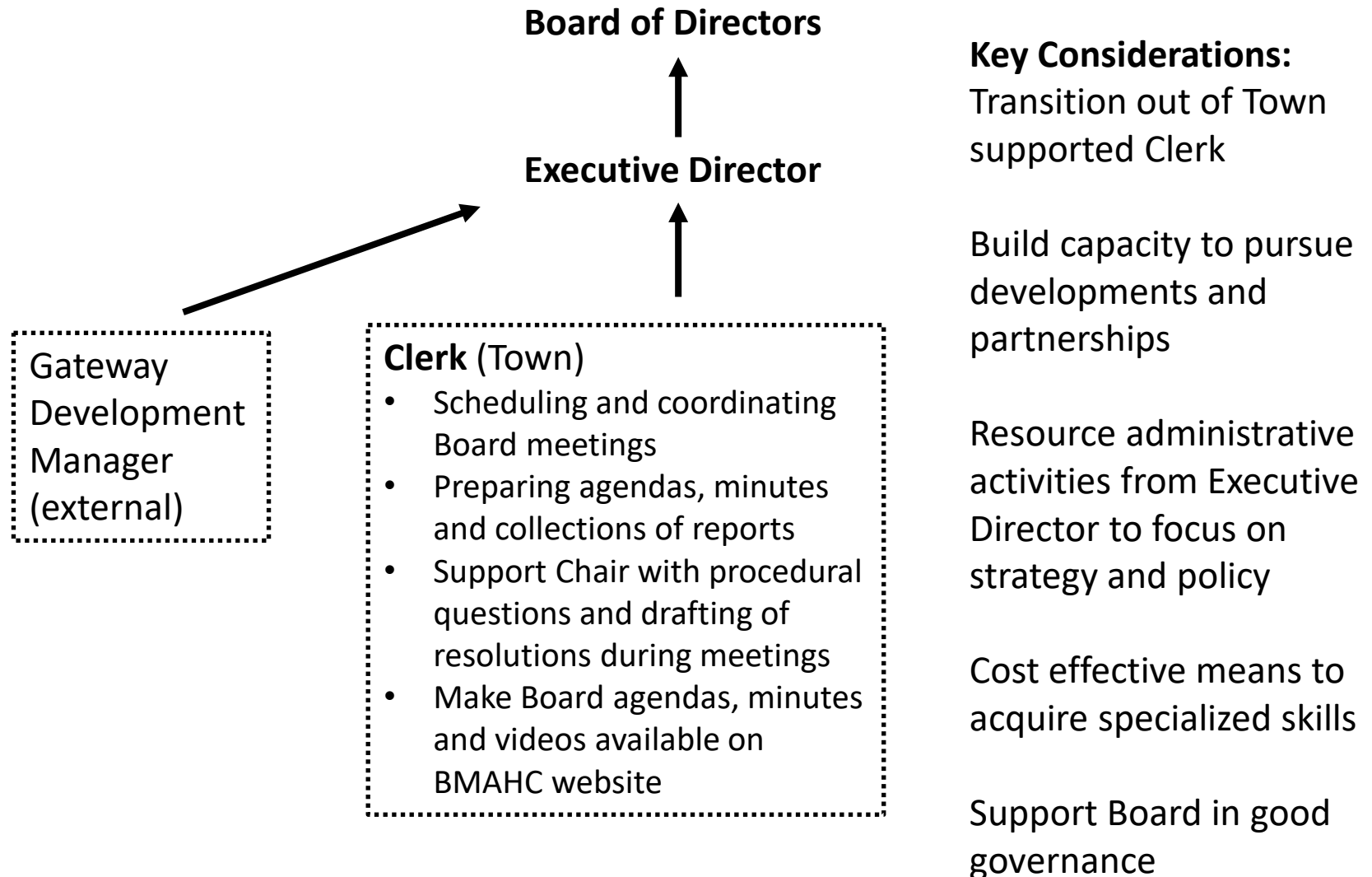
## ❖ Build Resiliency

- ❖ Long range Strategic Plan
- ❖ Governance policies and practices
- ❖ Financial stability

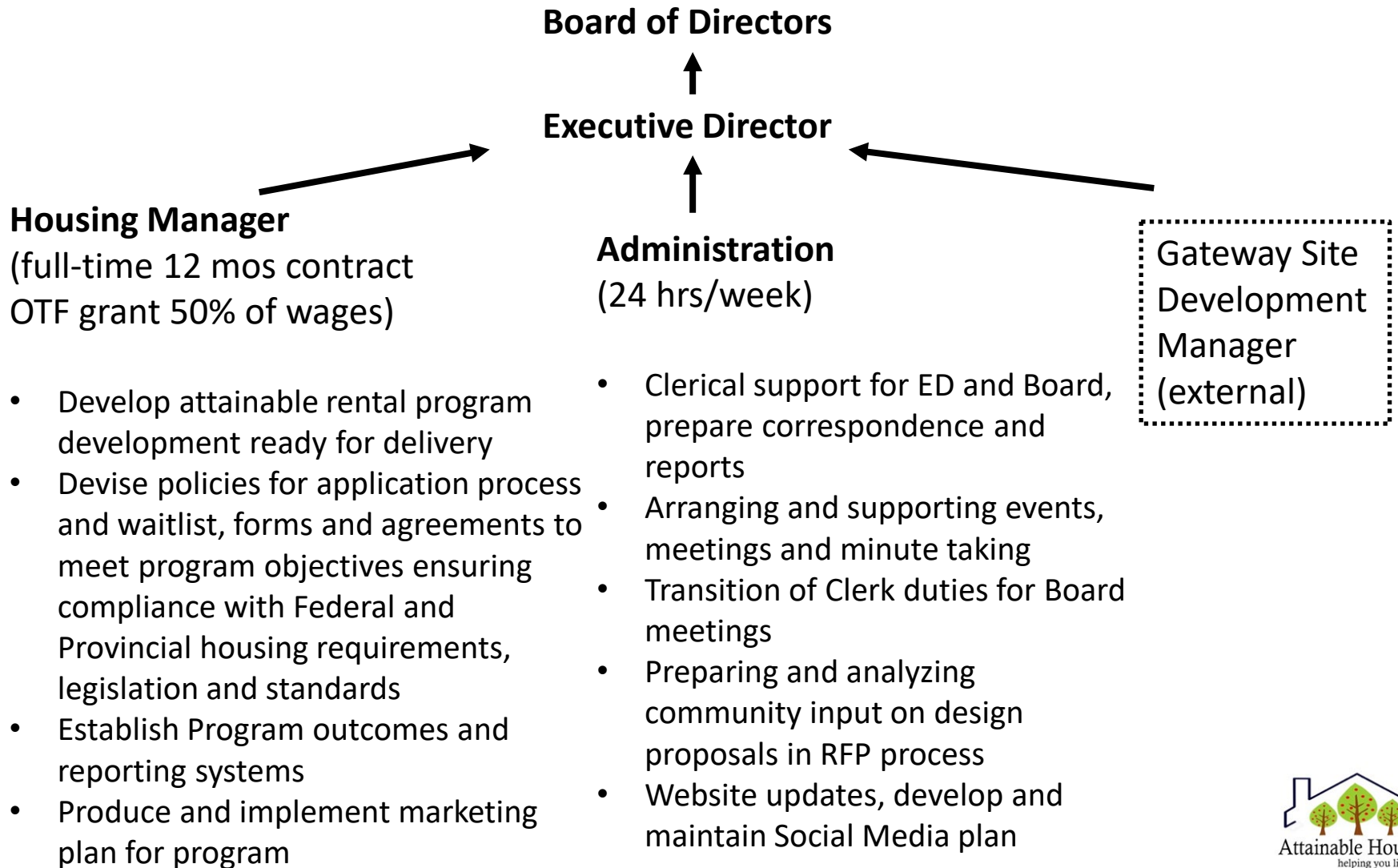
## ❖ Enhanced Community Relations

- ❖ Strategic communications and community engagement plan
- ❖ Extend community outreach and fund development

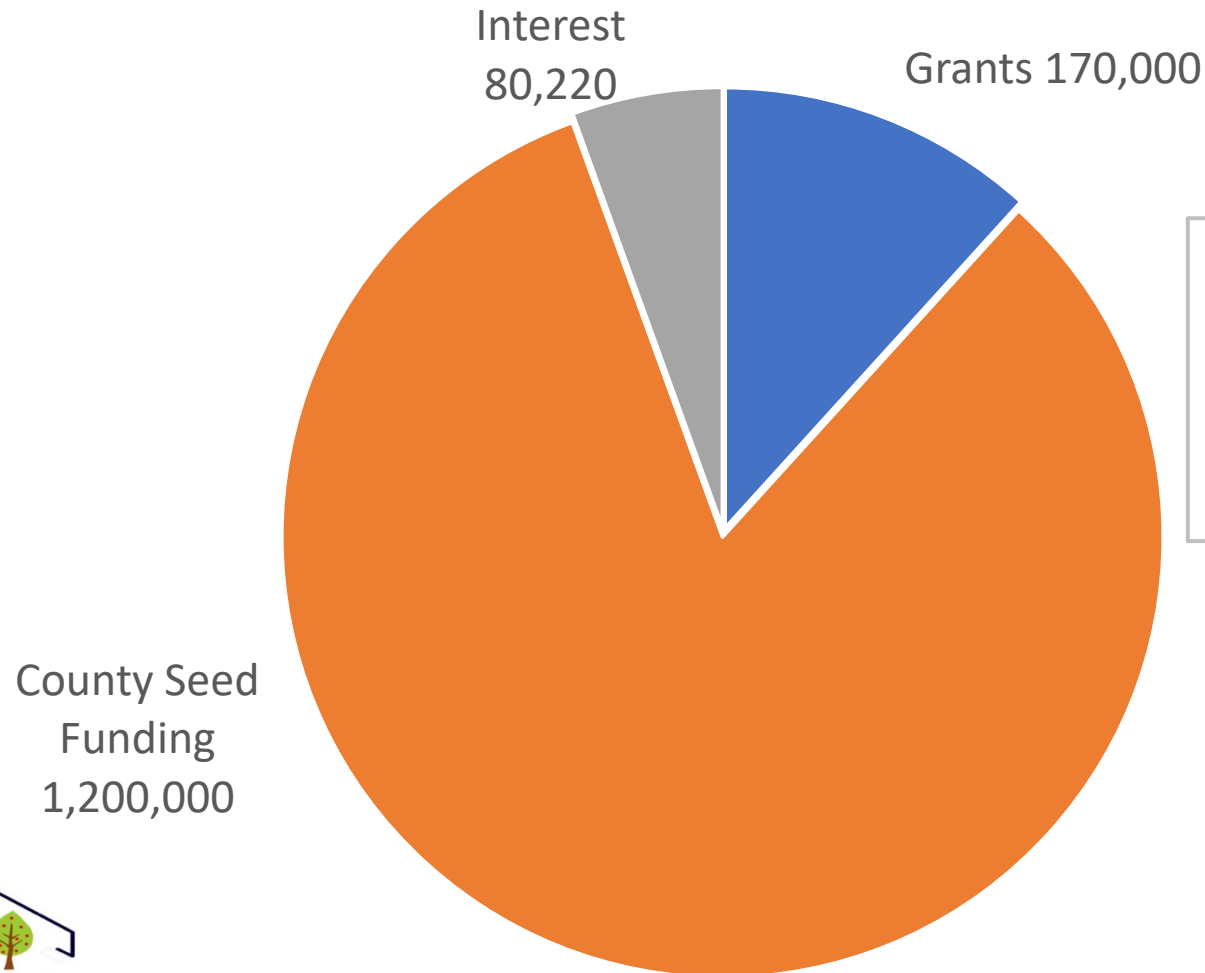
# Current Organizational Chart



# Proposed Organizational Chart

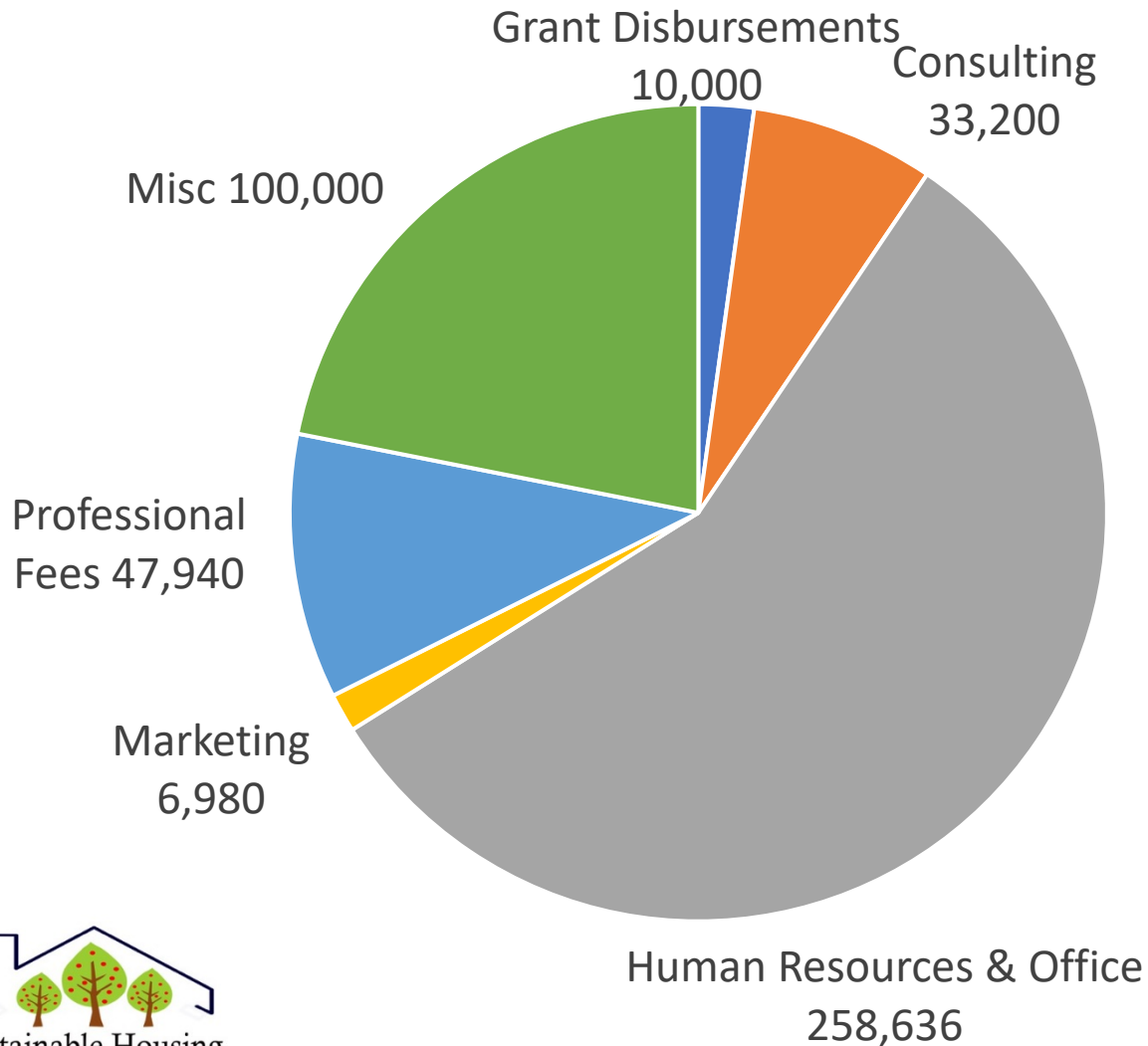


# Operating Cash Sources



**Prospective Grant:**  
Resilient Community  
grant decision Mar  
2021.

# Operating Cash Outflow



## Key Outcomes:

Strategic Plan

Communications & Community Engagement Plan & roll out

Development pipeline & Partnerships

Attainable Rental Program development

Governance best practices

Repayment of TBM Operating Loan

# Capitalization of Project Costs

Build Cash Flow being prepared separately to include:

- Site specific consulting and development management fees
- Proportion of Executive Director and Administrative Assistant salaries
- Advertising directly related to Gateway Project
- Legal fees related to procurement, contracts and land transfer

# Summary

- ❖ BMAHC well positioned for delivery of initial project, engaging our community and pursuing partnerships for further development opportunities to meet strategic goals.
- ❖ Additional staffing (contract) will provide operational capacity to deliver outcomes in most cost effective manner and be dedicated to BMAHC goals. Town staffing pressures will lead to phase out of services.
- ❖ Hiring anticipated May 2021 to maximize grant funding availability and support at key Gateway Project milestones.
- ❖ Further usage of County Seed Funding or delay to seek alternative grants may be required where prospective grant funding is identified.
- ❖ Future funding has been established with development fee on Gateway Project that will be paid 50% at close of construction financing expected in early 2022 to re-invest in future projects.

Request Board approval of Operating Cashflow for 2021 budget.