



THE BLUE MOUNTAINS
Attainable Housing Corporation

Community Update

May 17, 2022

Presentation



1. The Corporation
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3. 2022 Priorities
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The Corporation



- The Blue Mountains Attainable Housing Corporation (BMAHC) is a not-for-profit corporation that was established by The Town of The Blue Mountains (Town) in September 2013.
- Corporate objects are “To augment the supply of healthy, affordable and sustainable housing units in The Town of The Blue Mountains which are affordable to a larger portion of the population.”
- BMAHC is an advocate, catalyst, and provider of Attainable Housing
- Primary focus is to support community economic and workforce development by ensuring that individuals and families can live and retire in the community where they work.

The Corporation



Attainable Housing

- Describes the ability of households to enter and move within the local housing market at different ages and stages of life.
- Requires a range of housing options in the community - types, sizes, tenures, and cost - so that current and future residents can find and secure adequate, affordable and suitable housing as their circumstances and housing needs change.

The Corporation



Attainable Housing by BMAHC

- Below-market ownership and rental housing with resale and rental terms and conditions to ensure ongoing affordability for target populations.
- Targeted to working or recently retired moderate-income individuals and families in The Blue Mountains who are not being served by the private market.
- Strategic and financially sustainable investment in housing to benefit current and future generations without ongoing operating subsidies.

2021/22 Highlights



Gateway Project

- Project delays due to changes in key development team members
- Change in concept from 4 storeys to 3 storeys
- RFP for Design-Builder to be issued in May

Other

- Napier Street rented as BMAHC's first Attainable Rental Housing unit
- Governance review
- Phased out Town Clerk support

2022 Priorities



Projects and Programs

- Gateway project Site Plan Application submission
- Gateway project land and funding commitments secured
- Phase out Down Payment Assistance Program (no impact on existing clients)

Organizational Development

- Governance policies and practices updated
- Strategic Plan and business model reviewed
- Review human resource requirements

Partnerships and Engagement

- Strategic communications and community engagement plan
- Form beneficial partnerships with local and regional organizations, governments, and the private sector.

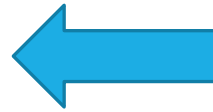
The Gateway Project



Overview of the Development Process

1. Pre-Construction Activities

- Concept and Planning
- Assemble Development Team
- Site Selection and Land Acquisition
- Design
- Municipal Permits and Approvals
- Procurement
- Funding and Financing Approvals



2. Construction

3. Post-Construction

The Gateway Project



Project Concept

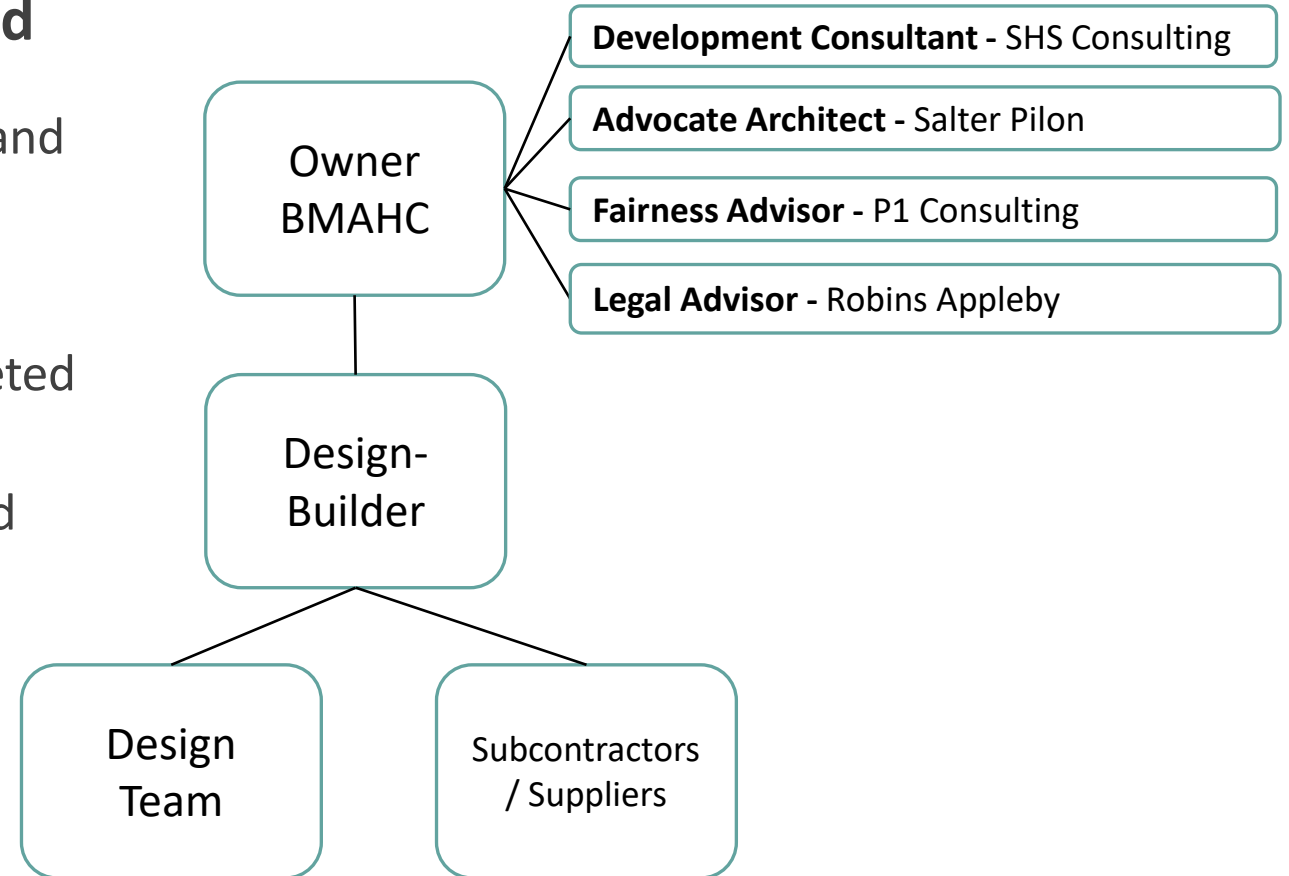
- 3-storey mixed-use and mixed-income building to be constructed at 171 King St. E., Thornbury
- Approximately 84 purpose-built residential rental units with mix of sizes from studio to 3-bedroom units on 2nd and 3rd floors
- At least 50% of residential rental units at 'attainable' rents
- Approximately 12,500SF of non-residential space on the ground floor
- Require no more than a minor variance for specific relief to the Zoning Bylaw
- Meet or exceed affordability, accessibility, and energy efficiency requirements of CMHC National Housing Strategy Co-Investment Fund program.
- Design to be informed by the Gateway Urban Design and Architectural Guidelines.

The Gateway Project



Design-Build Project Delivery Method

- Design-builder is responsible for design and construction for a fixed price.
- Two-stage solicitation method:
 1. Request for Prequalification (completed April 2021)
 2. Request for Proposals to prequalified proponents (to be issued May 2022)



The Gateway Project



Funding Strategy:

CMHC

- SEED Funding
- Co-Investment Fund

Town

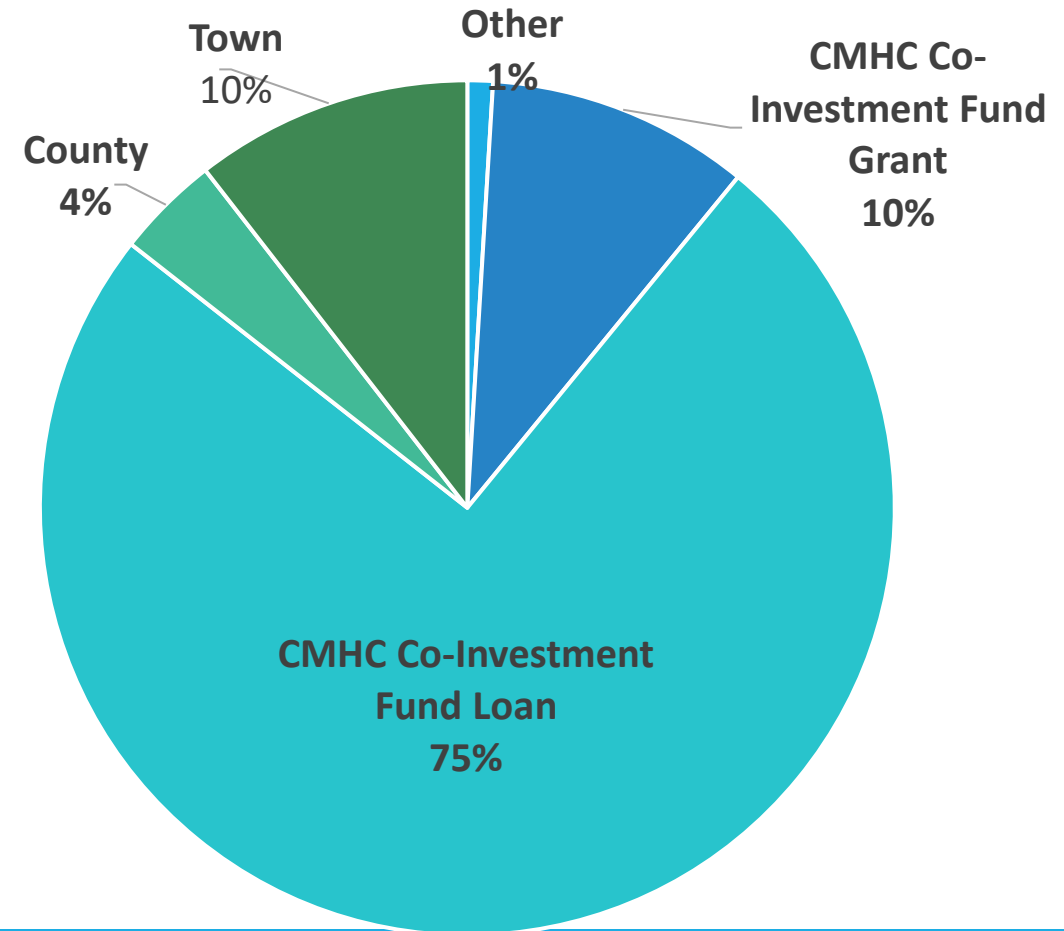
- Land
- Permit fees/DCs
- Operating loan

County

- DC waivers
- AH funding to Town

Other

- FCM GMF Study Grant



The Gateway Project



Town Investment Requested

- Land be transferred at a nominal cost subject to mutually acceptable terms and conditions
- Grant equal to building permit and planning fees collected
- Grant equal to the development charges (attainable rental units only)
- Operating loan of up to \$1.2 million forgivable subject to mutually acceptable terms and conditions.

Return on Investment

- Leverage funding from other orders of government.
- Increased equity in asset as mortgage debt paid by rental revenues and increases in market value
- Delivery of the Town's goals to create sustainable, attainable housing mix to:
 - Attract and retain young adults and families for a healthy, thriving community
 - Attract and retain business and future investment for a prosperous economy

The Gateway Project



Milestone	Estimated Date
Select Design-Builder	Aug 2022
CMHC Funding Preliminary Approval*	Nov 2022
Site Plan Submission	Dec 2022
Building Permit Approval	Apr 2023
CMHC Final Funding Approval*	Apr 2023
Construction Start	May 2023
Occupancy	Dec 2024

* Critical path milestone – potential exit point if not achieved

The Gateway Project



May – Aug 2022

- Community BBQ - May 19th
- Issue RFP and select Design-Builder
- Confirm Town Investment
 - May 24th deputation to Council
 - May 30th Town Public Hearing on disposition of lands
- Apply for CMHC Co-Investment Funding
- Complete site studies
 - Phase Two Environmental Site Assessment
 - Update D-2 odour study

The Gateway Project



Sep - Dec 2022

- Report back to the community
- Design development by Design-Builder
- Confirm CMHC preliminary funding approval
- Submit Site Plan application

Jan – May 2023

- Report back to the community
- Building permit and site plan approval
- Execute funding/financing documents
- Construction start

Q + A



- Raise your virtual hand to ask a question.
- When selected, you will be unmuted to ask your question. Please keep questions concise and relevant.
- If we are unable to get to your questions today, we ask you to submit them by email through the contact form on the website for a written response.

*Please join us for a BBQ to continue the conversation:
Thursday, May 19, 5PM-7PM at 171 King Street E. in Thornbury*



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Attainable Housing Corporation

www.thebluemountainshousing.ca

THANK YOU