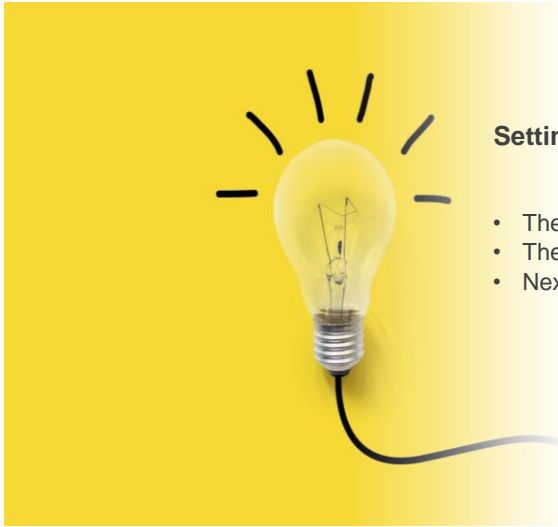




1



2

# Solutions and Opportunities

3

.....


Envision this..

Georgian Bay Housing Development Corporation (GHDC)

Ensures that every citizen in our region, has good choices in where they live, and opportunities to reach their fullest potential.

An arm's length, non-profit to deliver housing

Board of directors with specific expertise that centralizes resources for developing and delivering housing throughout the region.



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**Corporate Purpose**

- Assist in delivering housing and resources regionally

**GOALS**

- Opportunities for collaboration and working together
- To create an organization to deliver housing regionally
- To enable ALL residents who live in the region to remain in the region

**Objectives**

- To help: our public and private sectors create increased housing supply, choice and affordability for all residents of our region.

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**What unmet needs/gaps would a regional development corporation provide?**


- Deliver on the **vision**
- Drives private public **collaboration** and partnerships

**Provide:**

- Operational, **capacity** and support, board expertise
  - Deliver a range of housing types based on regional needs
  - Centralizes the knowledge, skills./tools
  - Reduce duplication/silos
- Critical resources for developers and builders
  - Hires local people to execute, establish working committees on key areas of focus
- **Supports training** in green skills for trades
- **Leverages funding** to deliver key priorities
- **Pool** and resources
- Annual **performance** review/recognition

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## Unique Value



**Best Practices/Who Can We Learn and Collaborate From?**

**BC models**

- Catalyst Housing Vancouver Island
- Canmore Community Housing Corporation
- Attainable Homes Calgary
- Whistler – Whistler Housing Corp established in 1980s, now grown into Development Corporation and Housing Authority
- Banff established its Housing Corporation in the early 1990s. Canmore created its Community Housing Corporation in early 2000s

**Ontario models**

- Indwell Affordable Housing - Charitable
- Prince Edward County Affordable Housing Corporation
- London Ontario Housing Corporation
- Cahdco Real Estate Development Corporation Ottawa
- Peel Regional Housing Strategy 2018 included: Mississauga, Brampton, Caledon and the Region of Peel

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# Imagine the possibility..

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Working together for a brighter future

[About](#) [Services](#) [Partners](#) [Portfolio](#) [Learn More](#) [Volunteer Committees](#) [Contact](#)



Georgian Bay Housing  
Development Corporation  
providing affordable housing  
solutions

A one stop shop

Credit: City of Vancouver Passive House

**Georgian Bay Housing Development Corporation** will partner with local communities' organizations, non-profits, municipal governments, and market developers to create or acquire projects that deliver on our mission. Our goal is to increase the supply of affordable housing in Georgian Bay to enable housing for all residents who live in the region to remain in the region.

**Mission**

We support organizations and build communities by developing, vibrant, affordable, and inspiring places to live and work.

**Our Vision**

To provide solutions for environmentally sustainable housing (rental, homeownership and consulting) for our communities

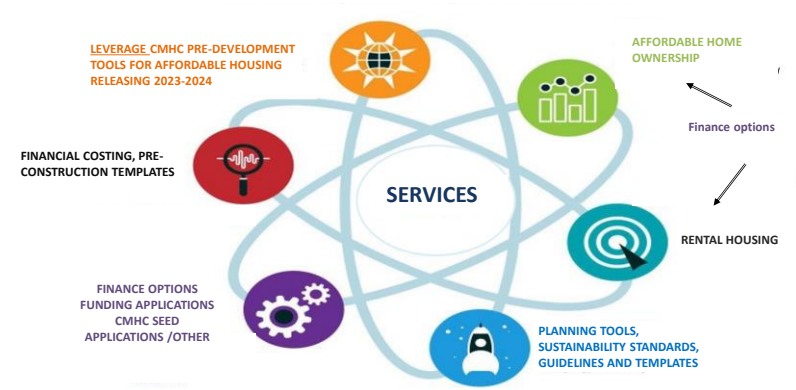
### What We Will Do as a Development Corporation?

There is a lack of development capacity in the region to meet the need for affordable housing. Specifically, pre-development activities such as securing sources of funding or financing, identifying project partners, and developing a financially viable concept can be major barriers. GBHC will work in arms length, independent, in partnership with organizations and local government and not politically influenced by council.

GBDC, it will offer a full range of services including development, resources, tools, templates, land acquisition and sale, consultation with partners in relevant sectors, all to be ratified through agreements with local communities, for-profit, developers, Municipalities in Bruce, Grey and Simcoe area. We will work very closely with public sector and developers to 1) enable them, and 2) help get shovels in the ground.

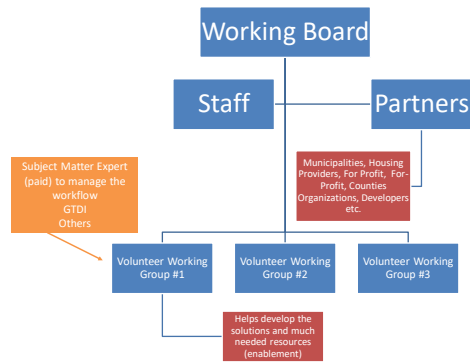


### Reimagined Future –



\*Enable learning and building of knowledge by engaging with stakeholders offering tutorials, workshops and training on how to access and use the resources and tools.

## Corporation Structure



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## Collaboration



### What would collaboration look like?

- Partner on local housing solutions supported by deep in-house knowledge, experience, construction and building science.
- Help meet net zero construction targets and projects
- Sharing capacity of tools, resources and training/optimizing our joint influence and synergies
- Provide capacity support for new construction local projects
- Building credibility within the communities
- Committed to working in a collaborative relationship get more shovels in the ground

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### GBHC Working Board



**David Odgen**  
*Principle Secure Capital*

Responsibilities: Finance, Development, and Sustainability Green Buildings, works with Habitat for Humanity on all housing developments.



**Mike Vance**  
*Vance & Associates*

Responsibilities: Master planning, sustainability consulting, resort community specialty, Lead in policy, Co-founded Whistler Housing Authority and the Whistler Development Corporation.



**Doug Leighton**  
*EDG Associates*

Responsibilities: International experience in urban design, planning, and sustainable development. Co-founded Banff Housing Corporation.



**Trent Collier**  
*Construction Manager, Bird Construction*

Responsibilities: With over 19 years of experience, Trent has been working in the construction industry most of his life, overseeing major construction development programs while ensuring their successful execution.



**Julie Scarcella**  
*EcoSpex Inc.*

Responsibilities: Funding, Technical expertise in the built environment, housing to meet net zero standards, project planning and strategic management.



**Cathy Fernandes**  
*CEO Mr&Mrs Jones Inc Marketing .*

Responsibilities: Marketing, Digital Strategy, Negotiation, Advertising and Strong business development professional







### Contact

Georgian Bay Housing  
Development Corporation  
Working Group  
Julie Scarcella

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705 445-1256



Working together for a brighter future

