



Kick-Off Presentation

Blue Mountains Attainable Housing
Corporation's Housing Development

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With You Today



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Agenda

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The Context



The Blue Mountains Attainable Housing Corporation (BMAHC) aims to advocate, catalyze, and provide attainable housing to the people who need it the most.

This project is an opportunity to facilitate the procurement and implementation of new housing developments in the Town of The Blue Mountains, and to learn from similar jurisdictions such as the Resort Municipality of Whistler, where innovative partnerships with the private sector have been successfully leveraged.

The fundamental purpose of this project is to have “shovels into the ground” by the end of 2019.

Overarching Objectives



To develop a business model that can support progress towards BMAHC's organizational aspirations



To create the conditions for, and facilitate the development of housing that is affordable to a larger portion of the population



To keep the community and other key stakeholders engaged and informed about the progress of the new development

Our Approach and Activities: *Phase 1*

Business Plan and Corporate Policies Development Phase

- Review and update corporate structure and policies
- Review previous annual reports and business plans
- Define attainable ownership and rental rates
- Define eligibility rules and policies
- Establish eligibility criteria and review best practices for activating the selection process
- Identify and seek sources of government funding and programs
- Support communications management regarding this contract and business plan

Phase Deliverables

- BMAHC business plan including:
 - Corporate structure and policies
 - Eligibility rules and processes
 - Affordability definitions
- Funding identification memo
- Project communications strategy

Our Approach and Activities: *Phase 2*

RFI and Market Scoping Phase

- Research innovative built forms and approaches to housing design that fit the community
- Prepare and issue a RFI and review submissions
- Advise on locations and business models
- Determine available lands by other levels of government
- Support TBM in activities, including possible land provision, equity contributions via grants, and/or loans
- Develop communications to support for RFI process
- Source candidates for a full time Executive Director position

Phase Deliverables

- RFI issuance & management
- Land report
 - Identified Town lands
 - Identified provincial and federal lands
 - Models for ownership and rentals
- RFI communications strategy
- Executive Director job description & candidate evaluation matrix

Our Approach and Activities: *Phase 3*

RFP Preparation, Issuance, and Management Phase

- Using the results of the RFI, prepare a formal RFP document
- Craft a communications plan regarding release
- Issue, monitor and manage of the RFP process
- Assist with successful candidate selection
- Work with the BMAHC and successful proponents to develop community consultation and zoning plans to ensure projects can move forward

Phase Deliverables

- RFP issuance
- RFP proponent scoring matrix
- Selected proponent implementation plan
- RFP communications strategy

High-Level Timelines

Milestone	Target Date
✓ Complete Business Strategy	<i>May 31</i>
✓ Complete Funding Source Identification Memo	<i>June 14</i>
✓ Complete Communications Strategy	<i>June 28</i>
✓ Launch RFI	<i>July 5</i>
✓ Identify Successful Executive Director Candidate	<i>August 15</i>
✓ Launch RFP	<i>September 20</i>
✓ Identify Successful Development Candidate(s)	<i>November 1</i>
✓ Complete Final Report and Present to Council	<i>November 29</i>

Next Steps



1. **Engage with stakeholders:** Conduct interviews with relevant groups and individuals
2. **Begin business model review:** map current processes, policies and programs to establish the fact base
3. **Begin research and RFI development:** assess municipal planning processes and procedures

Questions?



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