Report to the Board: Attainable Housing Progress and Next Steps Update

Blue Mountains Attainable Housing Corporation

January 16, 2020
Objective

This presentation is intended to provide the BMAHC Board with:

1. A summary of the progress achieved by the Town in advancing the development of attainable housing in 2019

2. A go-forward work plan to advance affordable housing construction in 2020
   - StrategyCorp is requesting changes/increases to the current scope of work that are necessary to:
     - Proceed with an immediate application for funding,
     - De-risk the pending RFP and thereby reduce tender prices, and
     - Facilitate public consultation on built form possibilities in advance of the RFP.

3. An Action Plan for funding options available from senior levels of government and other organizations to assist with funding key activities to advance the development of attainable housing in The Town of The Blue Mountains
2019 Progress and 2020 Scope of Work
StrategyCorp’s continued support of BMAHC’s Attainable Housing Initiative

• In 2019, StrategyCorp assisted BMAHC in:
  o Preparing the corporation to act as an attainable housing development owner/operator through the creation of a conceptual business plan;
  o Developing and implementing a procurement and community engagement approach to solicit input about the nature and type of attainable housing BMAHC should develop;
  o Initial drafting work on an RFP for future consideration by the Board;
  o Building a list of funding programs to submit applications;
  o Drafting and sharing a job spec for BMAHC’s first Executive Director; and,
  o Engaging government in discussions about BMAHC and attainable housing funding.

• In 2020, StrategyCorp proposes a scope change to:
  o Expand the original timeline to support the Executive Director’s direct involvement in the RFP process,
  o Further de-risk the first housing development by designing and managing upfront community engagement on built form options for the “Thornbury Gateway” site;
  o Further de-risk the first housing development by developing draft legal documents that will be the foundation of the pending RFP; and
  o Develop and manage the process for two pre-construction funding applications for federal funding support based upon sustainable building practices that can also be a model for other attainable and non-attainable developments in TBM.
## BMAHC Progress on Attainable Housing

<table>
<thead>
<tr>
<th>Objective</th>
<th>Locations</th>
<th>Planning</th>
<th>Human Resources</th>
<th>Financing and Funding</th>
<th>Community Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Starting Point</td>
<td>• Consideration of potential land options owned by the municipality, province, and private sector</td>
<td>• No site had been previously considered or identified that would allow for land use planning directions/preparations</td>
<td>• No staff, significant “political” support from Town</td>
<td>• Limited funding for business case and procurement streams</td>
<td>• Community support in form of key election issue</td>
</tr>
</tbody>
</table>

| Current Status | • Proposed site in Thornbury (“Thornbury Gateway” site) identified and being prepared for development | • Preparation underway on identified sites in Thornbury and BM Village | • Significant support from Town staff | • Requested $800,000 in funding from Grey County to support consultant fees/Executive Director and/or purchase of Gateway site | • Deeper understanding of community concerns |
| | • Proposed site near BM Village identified – environmental studies needed | • Zoning, studies, built form work, and community consultation required | • 7 applications (1-2 worthy of consideration) for ED role | • Progress on “Gateway Site” opens avenues for CMHC Seed funding | • Clear direction from community on additional criteria for the removal of parkland and open spaces from consideration |
| | • Two sites removed from further consideration as a result of refinement of the criteria for development and removing park lands from further consideration | | • 4 options for a Financial Advisor | • FCM Study Program | |

| End Result | • RFP and construction on the “Thornbury Gateway” Site | • One site ("Thornbury Gateway Site") under development and Craigleith site development ready | • Executive Director hired | • Funding plan implemented to support Executive Director, site readiness, and initial project management | • Community support for attainable housing projects |
| | • BM Village site environmental plans initiated/completed | • Other one-off private sector opportunities underway (Tyrolean Village) | • Fairness, Financial advisor identified and resourced | • Funding obtained for first build | • Public consultation on possible built forms |
| | • Opportunities with private sector moving forward | | • Legal advisor engaged and active | | |
StrategyCorp Scope of Work – 2019

2019 Scope of Work

- Co-developed (TBM-SCI) communications plan regarding the business plan
- Recommendations on updated BMAHC corporate structure and policies
- Adapted business plan with focus on rental stock and ownership as priorities one and two, respectively
- Defined attainable ownership and rental rates/prices
- Defined eligibility rules and policies, and process
- List of relevant sources of Government funding/program
- Co-developed (TBM-SCI) communications plan regarding RFI process
- RFI / market scoping launch and findings analysis
- Recommendation on two development site locations in TBM
- Recommendation on two business models (i.e. TBM ownership vs. non-ownership)
- Recommendations on available land to be contributed by TBM and other levels of government
- Secured support from senior levels of government including possible land provision, equity contributions via grants, and/or loans
- Ranked list of candidates for a full time Executive Director position
- Co-developed (TBM-SCI) communications plan regarding RFP release
- Formal RFP document
- Successful ED candidate
- Community consultation and zoning plans

Additional Services Provided:

- Government relations support; lobby day meetings and preparation; community engagement; additional site review for 3 potential sites; Interim RFI Report

2020 Scope of Work

- FCM Study Funding Application (green build focus)
- CMHC Seed Funding Application
- Community Engagement Support (built form focus)
- Procurement De-risking Activities (legal documents focus)
- Sustainability advisory services (to support the green build RFP requirements and the FCM Study Funding request)
**Proposed Timelines for 2020**

<table>
<thead>
<tr>
<th>Project Activity</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staffing</strong></td>
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<tr>
<td>Award Fairness Advisor</td>
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<tr>
<td>Award Financial Advisor</td>
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<tr>
<td>Undertake CEO Recruitment and award CEO</td>
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<tr>
<td><strong>Resourcing</strong></td>
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<tr>
<td>Develop pro forma</td>
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<tr>
<td>Initiate financing discussions based on designs and pro forma</td>
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<td></td>
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<tr>
<td>Submission of CCM Feasibility Study Funding Application</td>
<td></td>
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<tr>
<td>Request for Provincial Year-End Funding</td>
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<tr>
<td>Request for Tourism Community Infrastructure Fund</td>
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<tr>
<td>Submission of CMHC Seed Funding Application</td>
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<tr>
<td><strong>Planning and Site Readiness</strong></td>
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<tr>
<td>Continue MECP Guideline D2 Study and conceptual site design options</td>
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<tr>
<td>Initiate general planning/engineering/servicing review &amp; needs assessment</td>
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<tr>
<td>Submit preliminary design concept plans to Town for review</td>
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<tr>
<td>Completion of MECP Guideline D2 study</td>
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<tr>
<td>Graphic renderings and design concept plans completed</td>
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<tr>
<td>Demolition tender for former Foodland building</td>
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<tr>
<td>Public consultation on design concept plans and renderings</td>
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<tr>
<td>Demolition and site rehabilitation of former Foodland store and property</td>
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<tr>
<td>Initiate planning approvals process based on RFP Stage 1 submissions</td>
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<tr>
<td>Fast track engineering/building, servicing capacities and site approvals</td>
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<tr>
<td>Planning approvals completed</td>
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<tr>
<td>Initiate planning review of Craigleith and Tyrolean Villages sites</td>
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<tr>
<td><strong>Procurement and Proponent Selection</strong></td>
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<tr>
<td>Draft RFP Stage 1</td>
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<tr>
<td>Finalize and issue RFP Stage 1</td>
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<tr>
<td>Stage 1 evaluation</td>
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<tr>
<td>Selection of successful proponents to proceed to Stage 2</td>
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<tr>
<td>Release RFP Stage 2</td>
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<tr>
<td>Stage 2 evaluation</td>
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<tr>
<td>Award successful bidder of Stage 2</td>
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<tr>
<td><strong>Construction</strong></td>
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<tr>
<td>Initiate construction scheduling and final design and construction details</td>
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<tr>
<td>Finalize engineering and building approvals</td>
<td></td>
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<tr>
<td>Award tender for construction works</td>
<td></td>
<td></td>
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<tr>
<td>Project construction begins</td>
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<tr>
<td>Project complete</td>
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<tr>
<td><strong>Tenant Selection Process</strong></td>
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<tr>
<td>Establishment of occupancy criteria</td>
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<tr>
<td>Release marketing materials and information re: applications for tenants</td>
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<tr>
<td>Creation of waitlist</td>
<td></td>
<td></td>
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<tr>
<td>Selection of tenants</td>
<td></td>
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</tr>
</tbody>
</table>
## SCI Additional Scope Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>FCM Feasibility Study Funding Application</td>
<td>$0</td>
<td>(Included in original scope)</td>
</tr>
<tr>
<td>CMHC Seed Funding Application (not part of original scope)</td>
<td>$10,000</td>
<td>(not included in original scope)</td>
</tr>
<tr>
<td>Community Engagement Support (built form consultation)</td>
<td>$30,000</td>
<td>(not included in original scope)</td>
</tr>
<tr>
<td>Procurement De-risking Activities (legal documentation prior to RFP)</td>
<td>$30,000</td>
<td>(not included in original scope)</td>
</tr>
<tr>
<td>Sustainability Advisory Services (required for the FCM Study Funding)</td>
<td>$30,000</td>
<td>(not included in original scope)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$100,000</strong></td>
<td></td>
</tr>
</tbody>
</table>
Funding Opportunities Summary
Funding Opportunity Summary

• The following slides outline funding opportunities that exist to support various steps in the attainable housing development process:
  o Project Concept and Design
  o Pre-Development
  o Financing
  o Pre-Construction
  o Construction

• FCM’s Green Municipal Fund - *Feasibility Studies and Pilot Projects* stream can receive an application from BMAHC as soon as possible. However, this stream requires a heavy and detailed “green build” focus. This green build detail is also required to properly define that need in the RFP. Otherwise, BMAHC risks exposure to higher prices on quotes or inaccurate specification in the bid replies.

• BMAHC can pursue all other programs pending final design plans and proforma development.

• Final decisions on what programs to pursue will depend on program application timing and requirements, including affordability, sustainability, and accessibility requirements.
## Housing Funding Opportunities

<table>
<thead>
<tr>
<th>Project</th>
<th>Funding Type</th>
<th>Pursuit Ranking</th>
</tr>
</thead>
<tbody>
<tr>
<td>FCM Green Municipality Fund – Feasibility Study</td>
<td>Project Concept and Design</td>
<td>Will qualify if specific details on green build features are deployed</td>
</tr>
<tr>
<td>CMHC Seed Funding</td>
<td>Pre-Development</td>
<td></td>
</tr>
<tr>
<td>CMHC Affordable Housing Innovation Fund</td>
<td>Pre-Development</td>
<td>Unlikely to qualify</td>
</tr>
<tr>
<td>Housing Supply Challenge</td>
<td>Pre-Development</td>
<td>Pending program criteria development</td>
</tr>
<tr>
<td>Housing Investment Corporation Loan Support</td>
<td>Financing</td>
<td>Pending a complete financing assessment</td>
</tr>
<tr>
<td>Rental Construction Financing Initiative</td>
<td>Financing</td>
<td></td>
</tr>
<tr>
<td>NRCAN Green Construction through Wood Program</td>
<td>Pre-Construction</td>
<td>Pending sustainability recommendations</td>
</tr>
<tr>
<td>National Co-Investment Fund</td>
<td>Financing and Construction</td>
<td>Affordability requirements may be too deep</td>
</tr>
<tr>
<td>FCM Signature Project</td>
<td>Construction</td>
<td></td>
</tr>
<tr>
<td>Tourism Community Infrastructure Fund</td>
<td>Construction</td>
<td>Pending program criteria development</td>
</tr>
<tr>
<td>Rental Construction Financing Initiative</td>
<td>Financing</td>
<td></td>
</tr>
</tbody>
</table>

Legend:  
- High  
- Medium  
- Low
FCM Green Municipal Fund – Application
Approach to Secure FCM Green Municipal Fund – Feasibility Study Funding

• Apply to the Green Municipal Fund – *Feasibility Studies and Pilot Projects* stream to advance the financial planning and assess viability of achieving net zero carbon emissions on the Thornbury gateway site.

• To maximize the opportunity to secure funding, BMAHC’s application should include:
  1. **Site Specific Recommendations**: Understand what sustainability measures could be used for the site and the financial cost of zero carbon investments
  2. **Community Wide Recommendations**: Understand how these sustainability approaches could be adapted for other BMAHC projects and as town wide guidelines for sustainable building

• Request support for as many resources as possible:
  - Financial advisor efforts
  - StrategyCorp RFP development
  - Sustainability advisor (necessary addition to secure funding)
  - TBM staff resources
Feasibility Study Requirements

• Eligible applicants include municipalities and municipal corporations (BMAHC)
• Project must strive to be net zero
• Green building certifications (LEED, Passive House) are not necessary to receive funding
• Eligible to receive a grant up to 50% of eligible costs to a maximum of $175,000
• Feasibility studies can look at:
  o Design and construction approaches
  o Passive energy efficiency (e.g., directional orientation, natural features)
  o Alternative building components and materials (e.g., insulation, walls, windows)
  o Advanced automation and control systems
  o Advanced HVAC systems (e.g., heat pumps, ejector systems)
  o Harvesting energy from process loads or waste (e.g., sewer heat recovery)
  o On-site renewable energy generation and storage (e.g., solar, wind, geothermal exchange systems)
  o Other innovative building options
Feasibility Study – Eligible Costs

- Costs to write the GMF application incurred up to 90 days prior to application receipt date.
- Administrative costs that are directly linked to and have been incurred for the project, such as:
  - communication costs, printing outside suppliers.
- Advertising costs essential to communicating the project to the public (surveys, media outreach).
- Costs related to meetings and public gatherings held to communicate the project to the public and collect feedback, such as:
  - facility rental
  - audiovisual equipment rental
- Fees for professional or technical consultants and contractors.
- Daily rates paid by the eligible recipient to its employees.
## Potential Resources Covered by the Feasibility Study application

<table>
<thead>
<tr>
<th>Resource</th>
<th>Existing Cost</th>
<th>New Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Advisor</td>
<td>$50,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>SCI project support</td>
<td>$60,000</td>
<td>$30,000</td>
</tr>
<tr>
<td>Sustainability</td>
<td>$0</td>
<td>$30,000</td>
</tr>
<tr>
<td>TBM Staff</td>
<td>$100,000</td>
<td>$50,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$210,000</strong></td>
<td><strong>$135,000</strong></td>
</tr>
</tbody>
</table>

**Benefits**
- Total Cost Reduction: $75,000
- Detailed sustainability path

**Risks**
- Application not accepted
- Increased sustainability expectations for project
Next Steps
Next Steps

• Prepare FCM Study Grant application for *Feasibility Studies and Pilot Projects* stream
• Confirm StrategyCorp activities for 2020
• Finalize and send letters to government Ministers
• Provide a project update to program advisors at CMHC, FCM, and the Ontario Government
APPENDIX 1: 2020 Detailed Scope of Work
## Proposed Scope of Work for 2020 1/2

### (New Activities in Blue)

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Activity</th>
<th>Lead Resource</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staffing</strong></td>
<td>• Award Fairness Advisor</td>
<td>• BMAHC</td>
<td>• Awarded December</td>
</tr>
<tr>
<td></td>
<td>• Award Financial Advisor</td>
<td>• BMAHC</td>
<td>• Delayed until after CEO is on staff</td>
</tr>
<tr>
<td></td>
<td>• Finalize CEO recruitment and award CEO</td>
<td>• BMAHC</td>
<td>• January-March</td>
</tr>
<tr>
<td><strong>Funding</strong></td>
<td>• Develop pro-forma for Thornbury Gateway Site for funding applications</td>
<td>• Financial Advisor</td>
<td>• March/April</td>
</tr>
<tr>
<td></td>
<td>• Draft and submit FCM Feasibility Study funding application</td>
<td>• SCI/Sustainability Consultant/ED</td>
<td>• January</td>
</tr>
<tr>
<td></td>
<td>• Draft and submit CMHC Seed Funding application for Thornbury Gateway site</td>
<td>• SCI/ED/Proponent</td>
<td>• Align with RFP Proponent selection</td>
</tr>
<tr>
<td></td>
<td>• Determine and plan out additional funding opportunities</td>
<td>• SCI/Sustainability Consultant/ED</td>
<td>• January (and ongoing)</td>
</tr>
<tr>
<td><strong>Planning</strong></td>
<td>• Complete required studies, planning/engineering/service review, and conceptual site design options for Thornbury Gateway site</td>
<td>• Town staff/ED</td>
<td>• January-February</td>
</tr>
<tr>
<td></td>
<td>• Public consultation on design concept plans for Thornbury Gateway site</td>
<td>• Town staff/ED/SCI</td>
<td>• March-April</td>
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<td></td>
<td>• Execute planning approvals process</td>
<td>• Town staff/ED</td>
<td>• April-November</td>
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<tr>
<td></td>
<td>• Initiate planning review of Craigleith and Tyrolean Villages sites</td>
<td>• Town staff</td>
<td>• February (and ongoing)</td>
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</tbody>
</table>
## Proposed Scope of Work for 2020 2/2

<table>
<thead>
<tr>
<th>Project Area</th>
<th>Activity</th>
<th>Lead Resource</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RFP</strong></td>
<td>• Update RFP for Thornbury Gateway Site</td>
<td>• SCI</td>
<td>• January-February</td>
</tr>
<tr>
<td></td>
<td>• Finalize and issue RFP for Thornbury Gateway Site</td>
<td>• SCI/BMAHC/Town staff</td>
<td>• March -April</td>
</tr>
<tr>
<td></td>
<td>• Issue RFP, review submissions and award successful Proponent</td>
<td>• SCI/BMAHC/Fairness Advisor/Financial Advisor/Executive Director</td>
<td>• April-September</td>
</tr>
<tr>
<td><strong>Tenant Selection</strong></td>
<td>• Establish occupancy criteria (e.g. income testing)</td>
<td>• Executive Director/SCI</td>
<td>• March</td>
</tr>
<tr>
<td></td>
<td>• Develop marketing materials and information for tenants</td>
<td>• Executive Director/SCI</td>
<td>• May</td>
</tr>
<tr>
<td><strong>Communications /Government Relations</strong></td>
<td>• Develop communications plan to align with progress on development sites</td>
<td>• SCI/BMAHC/Executive Director</td>
<td>• January (and ongoing)</td>
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<tr>
<td></td>
<td>• Develop key messages, speaking notes, media releases, and another materials to support announcements</td>
<td>• SCI/BMAHC/Executive Director</td>
<td>• As required</td>
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<tr>
<td></td>
<td>• Letters and outreach to key decision makers and program managers</td>
<td>• SCI/BMAHC</td>
<td>• January-February</td>
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APPENDIX 2: Detailed Funding Opportunities
# FCM Green Municipal Fund – Feasibility Study

<table>
<thead>
<tr>
<th>Project Classification</th>
<th>Objective/Amount</th>
<th>Project Requirements</th>
<th>Application Requirements</th>
<th>Timing</th>
<th>Contact Information</th>
</tr>
</thead>
</table>
| Project concept and design | Grant of up to 50% of eligible costs to a maximum of $175,000 to fund the creation of plans to develop sustainable, green initiatives | • A sustainable development vision  
• Actions required to achieve those objectives in areas such as energy, waste and water management, transportation, land use, etc.  
• All tasks necessary to implementing a project, person/job role responsible for each task, resources allocated to each task, implementation timeline and estimated costs | • Required documents: council resolution committing to the development of a sustainability plan, an integrated community sustainability plan (ICSP), evidence of consultation with the provincial government, a letter confirming the amount of cash contributions, and a letter from each confirmed funding source  
• Complete a project workbook (work plan/budget/sources of funding)  
• Application form | • Applications accepted year-round, though the offer closes when all funding has been allocated | Benjamin Koczwarski  
Advisor, Programs Outreach  
T. 343-925-6404  
bkoczwarski@fcm.ca |
# CMHC Seed Funding

<table>
<thead>
<tr>
<th>Project Classification</th>
<th>Objective/Amount</th>
<th>Project Requirements</th>
<th>Application Requirements</th>
<th>Timing</th>
<th>Contact Information</th>
</tr>
</thead>
</table>
| Pre-Development        | • New Construction Stream provides interest-free loans and/or non-repayable contributions to support costs related to pre-development activities (e.g. business plans, preliminary designs, development permits, etc.)  
• Amount determined during assessment | • Primarily residential  
• Minimum of 5 affordable units/beds  
• Considered affordable (as determined by municipality, province or territory, or as accepted under other CMHC programs) | • Online application form (several pages)  
• Signed integrity declaration  
• CMHC viability assessment  
• Document requirements, such as relevant experience, information on the development team, land details, and demonstrated need and demand | • Applications accepted year-round | Anthony Adrien  
aadrien@cmhc.ca  
416-605-9290 |

## Pre-Development

- Project Concept & Design
- Financing
- Pre-Construction
- Construction
# CMHC Affordable Housing Innovation Fund

<table>
<thead>
<tr>
<th>Project Classification</th>
<th>Objective/Amount</th>
<th>Project Requirements</th>
<th>Application Requirements</th>
<th>Timing</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Development</td>
<td>Goal is to encourage new funding models and innovative building techniques in the affordable housing sector</td>
<td>• Innovative design or financing models</td>
<td>• Document requirements fact sheet representing a minimum package for initiating a review by the Innovation Fund</td>
<td>• Applications accepted year-round</td>
<td>Anthony Adrien&lt;br&gt;<a href="mailto:aadrien@cmhc.ca">aadrien@cmhc.ca</a>&lt;br&gt;416-605-9290</td>
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<tr>
<td></td>
<td></td>
<td>• Unit affordability must be maintained for at least 10-years</td>
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<td></td>
<td></td>
<td>• Resource efficiencies in design</td>
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<td></td>
<td></td>
<td>• Accessibility features must be included for at least 10% of units</td>
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<td></td>
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<td>• Plans for viability and sustainability without long-term government subsidies</td>
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<td></td>
<td></td>
<td>• Other factors: access to transit, focus on social inclusion</td>
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</tbody>
</table>

## Pre-Development

- **Goal**: To encourage new funding models and innovative building techniques in the affordable housing sector.
- **Objective**: Innovative design or financing models, unit affordability must be maintained for at least 10 years, resource efficiencies in design, accessibility features must be included for at least 10% of units, plans for viability and sustainability without long-term government subsidies, other factors: access to transit, focus on social inclusion.
- **Application Requirements**: Document requirements fact sheet representing a minimum package for initiating a review by the Innovation Fund.
- **Contact Information**: Anthony Adrien, aadrien@cmhc.ca, 416-605-9290.
# Housing Investment Corporation Loan Support

<table>
<thead>
<tr>
<th>Project Classification</th>
<th>Objective/Amount</th>
<th>Project Requirements</th>
<th>Application Requirements</th>
<th>Timing</th>
<th>Contact Information</th>
</tr>
</thead>
</table>
| Financing              | • Fixed rate 30+ year loan  
• Housing knowledge  
• Financial expertise & assistance  
• Low-cost administration | • HIC only works with affordable housing providers | • None  
• Work with HIC like other potential lenders | • Applications are open year-round | Terry Kozak, 204-793-1850|tkozak@housinginvestment.ca |

- **Financing**
  - Fixed rate 30+ year loan
  - Housing knowledge
  - Financial expertise & assistance
  - Low-cost administration
  - HIC only works with affordable housing providers
  - None
  - Work with HIC like other potential lenders
  - Applications are open year-round

- **Contact Information**
  - Terry Kozak, 204-793-1850
  - tkozak@housinginvestment.ca

---

- **Project Concept & Design**
- **Pre-Development**
- **Financing**
- **Pre-Construction**
- **Construction**

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*Image credit: STRATEGYCORP.COM*
# NRCAN Green Construction through Wood Program

<table>
<thead>
<tr>
<th>Project Classification</th>
<th>Objective/Amount</th>
<th>Project Requirements</th>
<th>Application Requirements</th>
<th>Timing</th>
<th>Contact Information</th>
</tr>
</thead>
</table>
| Pre-Construction       | • Government of Canada created the program to encourage the greater use of wood in construction projects  
                             • Offers non-repayable constructions up to 100% of a project’s eligible incremental costs for the demonstration of innovative wood products and systems | • Not available until the Expressions of Interest opens | • Not available until the Expressions of Interest opens | • Expressions of Interest are currently closed | nrcan.gcwood-cvbois.rncan@canada.ca |

## Pre-Construction

- Concept & Design
- Pre-Development
- Financing
- Pre Construction
- Construction
## National Co-Investment Fund

<table>
<thead>
<tr>
<th>Project Classification</th>
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</tr>
</thead>
</table>
| Construction           | • Government of Canada created the program to deliver direct funding to housing providers  
• Offers loans and grants for new construction projects.  
• Loans can provide support for up to 95% of the project.  
• Grants can fund between 5 and 30% of the project. | • Combination of affordability, financial viability, sustainability and accessibility requirements | • Detailed application process including proforma information | • Rolling application timeline  
• 30-day application process  
• 4-6 months to review application and confirm funding | Anthony Adrien  
aadrien@cmhc.ca  
416-605-9290 |
## FCM Signature Project* (*housing capital program expected in Q2/Q3 2020)

<table>
<thead>
<tr>
<th>Project Classification</th>
<th>Objective/Amount</th>
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<th>Application Requirements</th>
<th>Timing</th>
<th>Contact Information</th>
</tr>
</thead>
</table>
| Construction           | Regular loans and grants: Receive a low-interest loan of up to $5 million and a grant worth up to 15% of the loan; cover up to 80% of your eligible costs.  
High-ranking project loans and grants: These qualify for a low-interest loan of up to $10 million and a grant worth up to 15% of the loan; cover up to 80% of your eligible costs. | Sustainability features, part of a local sustainability plan  
Risk management plan | Initial application screening, prior to detailed final application process  
Municipal support | Rolling application timeline  
30-day application process  
4-6 months to review application and confirm funding | Benjamin Koczwarski  
Advisor, Programs Outreach  
T. 343-925-6404  
bkoczwarski@fcm.ca |
# Tourism Community Infrastructure Fund

<table>
<thead>
<tr>
<th>Project Classification</th>
<th>Objective/Amount</th>
<th>Project Requirements</th>
<th>Application Requirements</th>
<th>Timing</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>• $100M program for housing and community centres in tourism focused communities</td>
<td>• Program design details under development</td>
<td>• To be determined</td>
<td>• 2020 (TBC)</td>
<td>FedDev Ontario (TBC)</td>
</tr>
</tbody>
</table>

**Pre-Construction**

1. **Project Concept & Design**
2. **Pre-Development**
3. **Financing**
4. **Pre-Construction**
5. **Construction**