



The Blue
Mountains
Attainable
Housing
Corporation

Project Pathway Gateway Project

Pre-Development of Site

Zoning Bylaw & Official Plan (TBD)

Funding & Principle Agreements

Procurement of Builder

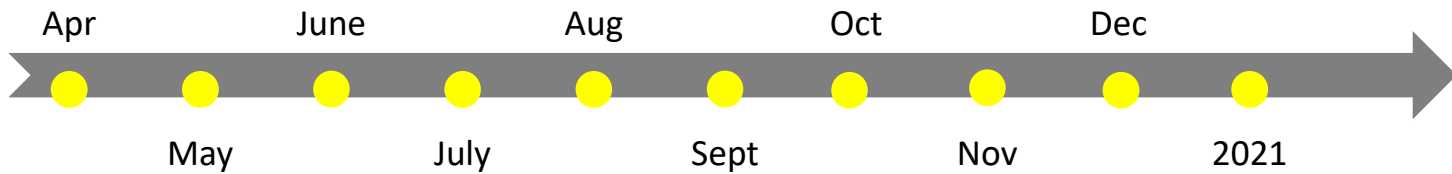
Program Development

Design & Build

Property Management

Occupancy





Predevelopment



Zoning/OPA



Funding & Agreements



Procure Builder



Program Development



Design Build



Property Management



Occupancy



Project Pathway

Funding Summary



Revenue

Rental property web listing service	800
Grants	
Green Municipal Fund**	150,000
CMHC Seed Funding*	260,000
TOTAL Revenues	410,800

Expenses

	Previously Approved	New Approvals
Predevelopment Activities		
Concept plans & D2 Assessment	50,000	
Archaeological assessment		10000*
Functional servicing report		15000*
Geotechnical study		15000*
Community consultation		10000
Procurement Design/Builder		
Energy Model		TBD**
Develop and submit RFP	30,000	
Fairness Advisor	20,000	
Legal		60000*
Development and Financial services		
Financing and viability study		RFP Fee Basis*
Community consultation		RFP Fee Basis
Construction budget & monitoring		RFP Fee Basis*
Completion management and close out		RFP Fee Basis
Program Development		
Website upgrade		20000
Site signage	<u>builder</u>	
Subtotal Expenses	<u>100,000</u>	<u>71,000 + TBD</u>
TOTAL Expenses	est 400,000	

Recommendations

Predevelopment Assessments

Approve an upset limit of \$40,000 to conduct a Functional Service Report, geotechnical, archeological assessment for site readiness at the Gateway Project Site

Development Management Services

Approve the Executive Director undertaking and awarding a Request for Proposal for Development Management Services to assess and secure project financing (CMHC and private financing alternatives), provide project cashflow, oversight and reporting on construction progress, and costs through to completion as it relates to development of the Gateway Project Site



Application TBD
 Federal Climate Action Incentive Fund
 (Enterprises Project Stream - electricity,
 energy or fuel production)
 Review, decide and apply for FCM AH
 Innovation Fund - release in May 2020 SM
 Final Feasibility Study and reporting GMF
 grant SM
 Final reporting CMHC Seed Funding grant SM

Federal Funding



Procurement Design Builder

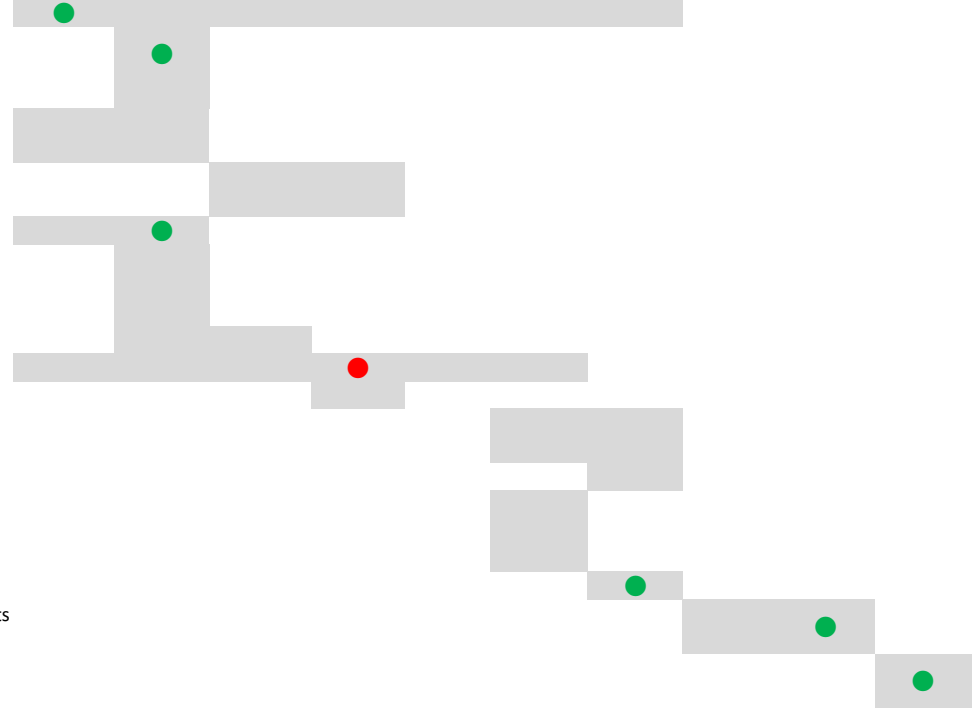
Hire Fairness Adviser BMAHC
 Identify prospective builders & build awareness SC
 Prepare intro package on BMAHC SC/SM
 Determine system for issuance of RFP, response tracking & question sharing SC/P1
 Builder & Sustainability Engagement - OBHA, Green building assoc SC/SM
 Develop Exemplar criteria SC
 Develop RFP building and sustainability exemplar criteria and decision making tool SC
 Refine energy model DM
 Issue RFP SC
 All Proponent briefing session P1/SM
 Questions Deadline and Phase 1 Submission P1/SM
 Evaluation Meeting P1/SM
 Phase 2: Shortlisted Proponents - Drawings P1/SM
 Interviews if required P1/SM
 Negotiation Board/SM
 Award of Contract Board/SM
 Groundbreaking/Announcement of Builder Board/SM

\$20,000 BMAHC

GMF
 GMF

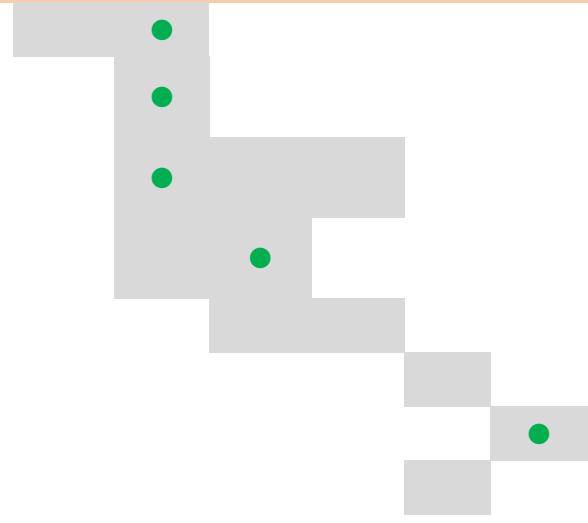
CMHC Seed
 CMHC Seed

CMHC - contract costs



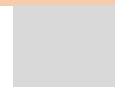
Program Development

Develop eligibility policy on attainable rental program SM
 Press Release on launch of program and notice when applications can be submitted SM
 Website upgrade to engage clients & partners and increase functionality SM
 Launch availability to list market units function to website SM
 Create BMAHC facebook page and build engagement SM
 Create Facebook Live event to host community information session SM
 Produce and install "Future Site of attainable housing" sign on site SM
 Launch application form and program policy SM



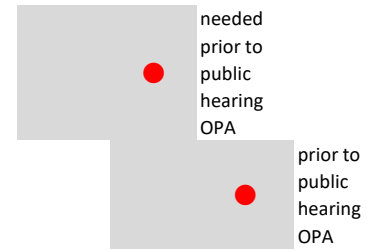
Tenancy

Prepare lease opportunities SM
 Presentation to business community for availability SM



Head Lease negotiations SM

Initiate Waitlist for direct residential tenancy opportunities SM



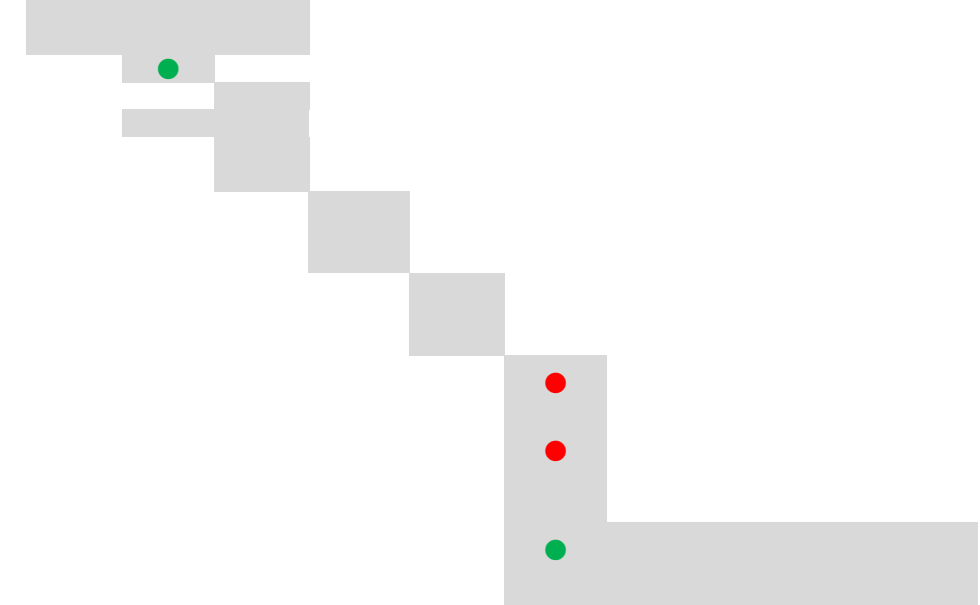
Site Design & Build

Project viability study DM CMHC Seed
 Project cashflow and schedule DM CMHC Seed
Site Plan Approval builder

Application Preparation Builder
 Community consultation DM/SM
 SPA 1st Submission Review TBM
 SPA Comments TBM
 Prep SPA 2nd Submission Builder
 SPA Comments TBM
 Prep SPA 3rd Submission Builder
 SPA Final Review & Approval For TBM
 Construction
 Issue Site Plan Approval TBM
 Design development Builder/DM/SM

Building Permit

Prepare Building Permit Package Builder
 Permit Review TBM
 Permit Issuance TBM
 Prepare budgets, monitor construction schedule and costing DM CMHC Seed
 Construction Period Builder 15 months
 Completion (deficiency, finance closing, handover) DM 2022



Property Management

Devise strategy for property management SM 2021/2022
 RFP for property manager SM 2021/2022
 Devise and carry out Commercial tenant opportunities SM 2021/2022

Occupancy

Budget

Revenue

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Community consultation		10000
Procurement Design/Builder		
Energy model		GMF
Develop and submit RFP	30,000	
Fairness Advisor	20,000	
Legal		60,000 CMHC Seed
Development and Financial services		
Financial Strategy and securing financing		RFP Fee Basis
Community consultation		RFP Fee Basis CMHC Seed
Construction monitoring		RFP Fee Basis CMHC Seed
Completion management and close out		RFP Fee Basis
Program Development		
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Prospective Grants and Incentives

Union Gas	up to \$30,000	Consulting Fees for integrated Design Process
		15,000 Consulting fees to support the pre-construction energy model that meets a specified energy performance target
		15,000 Commissioning Incentive once the final as-constructed energy model, along with the final commissioning report have been submitted and approved
Federal Climate Action Incentive Fund (Rebate Stream)	TBD spring 2020	Purchase of Energy Star certified equipment, appliances, water heaters, etc
Federal Climate Action Incentive Fund (Enterprises Project Stream - electricity, energy or fuel production)	Up to 25% of project's total eligible costs, no more than \$250,000 per project and per recipient	District energy, combined heat and power for own use Renewable energy systems (eg solar photovoltaic, wind energy, micro-hydro, stand alone storage systems) on-site and for own-use and Waste Energy efficiency measures in waste management)
FCM Affordable Housing Innovation Fund	May 2020 Release (\$600k - 1M / project)	Support the development of sustainable affordable housing models and demonstration projects, capital costs
IESO: Energy Performance Program	incentive paid annually	Pay for performance model promotes operational and behavioural changes to achieve energy efficiency, alongside capital investment projects; More holistic approach to energy management; move from incenting projects to incenting energy management
CMHC Seed Funding		construction must start within 6 months of approval of funding
CMHC Rental Construction Financing Initiative		