



The Blue Mountains Attainable Housing Corporation

Presentation to the Grey County – The Blue Mountains Task Force

September 19, 2019

The Blue Mountains Attainable Housing Corporation Background

- Established in 2014,
- a not-for-profit corporation with a mandate to:
 - facilitate the supply of healthy, attainable and sustainable rental and ownership housing units, and
 - create more housing opportunities for those living in The Blue Mountains
- created two programs:
 - a down payment assistance program and
 - a grants program for secondary suites.



BMAHC Business Plan

- Recently approved by the Board – the first business plan for BMAHC
- Modeled after the successful Whistler Housing Corporation
- Founded on the many reports and studies including the recent Labour Task Force Report indicating urgent need for attainable housing to support local businesses.



BMAHC Business Plan

- 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

Short and Medium Term Goals

- the development of rental and ownership housing units that offer attainable rental and ownership rates in perpetuity.
- This goal will be achieved through 5-year development target
 - 100 – 200 rental units built and occupied between 2019-2022, which will target working families, including service and tourism employees, as well as Seniors; and
 - 50 home ownership units built and occupied between 2021-2023, which will target working families, including service employees and the working population



Target Attainable Levels

Unit Type	Monthly Unit Price
One Bedroom – 800 SQFT	\$734
Two Bedroom – 1000 SQFT	\$865

Unit Type	Unit Price
Townhouse	\$340,000
Stacked Townhomes	\$300,000
Apartment-Condo	\$300,000

RFI/RFP/CEO

- initiated the process to go to market for information related to the development of attainable and sustainable rental and ownership units in The Town of the Blue Mountains.
- first step in assessing the opportunities for partnership in the development of attainable housing in The Town of The Blue Mountains.
- A report on the findings of this RFI process will be provided to the BMAHC Board of Directors in Fall 2019.



RFI/RFP/CEO

- If the findings of this report indicate that there is sufficient private and/or non-profit sector interest in the opportunity for partnership in the development of attainable housing in TBM, BMAHC will proceed with a Request for Proposal (“RFP”) process to select an attainable housing development partner
- BMAHC is also seeking a Contract Position of an Executive Director



RFI/RFP Timelines

Milestone	Target Date
RFI issuance date	July 15 th , 2019
Last date for requests for information or clarification	August 8 th , 2019
Last date for responses to requests for information or clarification	August 23 th , 2019
RFI response deadline	September 6 th , 2019 5:00 PM
RFI review	September 7 th – September 30 th , 2019
Follow up with RFI respondents (if required)	September 2019
Final report to BMAHC Board	Early Fall 2019

These dates have slipped 30 days since the launch of the RFI



TBM Contributions to Attainable Housing

Contribution	Status
Surplus Town Owned land (currently 4 owned sites but possibly reduced to 2)	<ul style="list-style-type: none">• Currently in RFI process• Subject to final Council approval and OP or Zoning approvals
New site acquisition	Under negotiation – expected by Sept 30, 2019
DC/Development Fees	Waiving subject to Council approvals
OP/Zoning approvals	Accelerated approvals needed

Likely TBM Request to County for Contributions to Attainable Housing

Contribution	Status
Surplus land	Need to identify surplus County land if any
New site acquisition	50% of the acquisition cost
DC/Development Fees	Waiving subject to Council approvals
OP/Zoning approvals	Accelerated approvals needed
Consideration of Redevelopment of existing County housing in TBM	For Discussion
Other Contributions	For Discussion