



# The Blue Mountains Attainable Housing Corporation

Presentation to Committee of the Whole  
October 19, 2021

# BACKGROUND

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The Blue Mountains Attainable Housing Corporation (BMAHC) was established in 2014 as a non-profit housing corporation

Our mandate is to:

- facilitate the supply of healthy, attainable and sustainable housing units
- create more housing opportunities for those living in The Blue Mountains

To date we have created two programs:

- down-payment assistance program
- grants program for secondary suites

# BMAHC BUSINESS PLAN

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BMAHC's first business plan was approved by the Board in 2019, and is modeled after the business plan of Whistler Housing Corporation.

The business plan is also founded on many reports and studies, including the recent Labour Task Force Report, which highlights an urgent need for attainable housing to support local businesses

# THE GATEWAY PROJECT

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The Gateway project will be BMAHC's first new development, located at 171 King Street East in Thornbury.

Early models estimate 84 purpose-built rental housing units in a mix of sizes (one- to three-bedrooms) with approximately 12,500 of non-residential space.

Non-residential space provides an opportunity to rent 10,000 sq.ft. to the Town, for community-connected services.

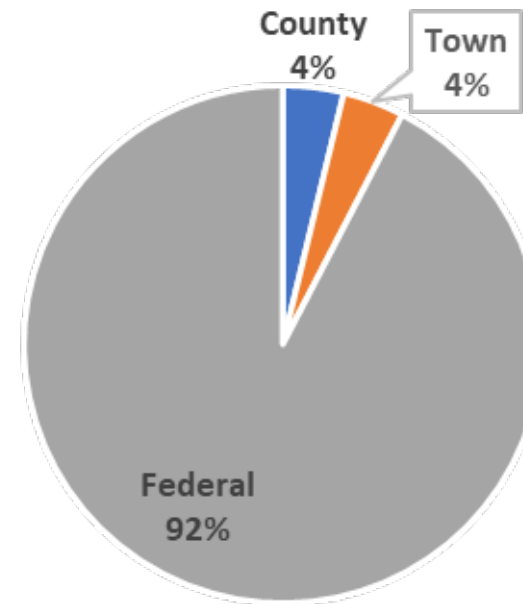
Over 50% of units are planned to be offered at attainable rent levels.

# THE GATEWAY PROJECT – CAPITAL COSTS AND SOURCES

## PROJECT COSTS

Design & Legal	\$ 3,830,737
Fees and permits	\$ 2,342,104
Construction	\$ 28,388,994
Land	\$ 1,600,000
HST (net)	\$ 558,064
<b>Total Project Costs</b>	<b>\$ 36,719,899</b>

## SOURCE OF FUNDS BY LEVEL OF GOVERNMENT



# THE GATEWAY PROJECT – OPERATIONS

## PROJECTED RENT LEVELS

	Attainable Rent	Market Rent
One-bedroom	\$ 966	\$ 1,950
Two-bedroom	\$ 1,086	\$ 2,250
Three-bedroom	\$ 1,975	\$ 2,950
Non-Residential	N/A	\$22/sq.ft

## ANNUAL OPERATING REVENUE AND EXPENSES

Revenue	\$ 1,832,621
Less: Operating expenses	\$ 753,836
Less: Debt servicing	\$ 1,036,097
Net surplus	<u>\$ 42,687</u>

# CO-INVESTMENT BY THE TOWN OF BLUE MOUNTAINS

INVESTMENT	SOURCE OF FUNDS FOR INVESTMENT
One time grant equal to 100% TBM DC charged on Attainable Units: <b>\$850,000</b>	Opportunity Cost of Reserved Rental units: <b>\$2.6M</b>
	<b>New DC levy</b>
Land Sale to BMAHC for \$1: <b>\$1.8M</b>	County Contribution: <b>\$1.2M</b>
One time grant equal to Building permit and planning fees collected: <b>\$200,000</b>	Existing Building permit fee reserves
10,000 sq ft commercial lease for 20 years at \$22/sq.ft. 10 years - triple net: <b>\$1.78M</b>	Present Value of alternate 10,000 sq.ft. of market rate lease for 10 years (if it could be found): <b>\$1.6M</b>
Forgive <b>\$1.2M</b> operating loan	Present Value (PV) of Property Tax revenue (estimated PV over 10 years): <b>\$836,728</b>
<b>Total Contribution</b>	<b>PV of Total Sources of Funds</b>
<b>Total to 2022: \$4,050,000</b>	<b>\$6,236,832 not including proposed attainable housing DC revenue source</b>
<b>Total to first 10 years of operation: \$5,830,000</b>	

# RELIEVING THE TAX BASE

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We ask that the Town consider implementing a new development charge to support the development of attainable housing in The Blue Mountains.

This charge could potentially also support funding of the newly approved Community Improvement Plan.

A revised development charge bylaw would incorporate development charge exemptions in the development of new attainable housing units, pending funds are available and the attainable housing project is financially supported by other levels of government.



# DISCUSSION

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# MOTION

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That,

1. Council receive the presentation, and
2. Council directs staff to report back to Council on the feasibility of the various asks, and
3. Council directs staff to return to Council with a plan for the implementation of the proposed DC program