



# Pre-development Funding Applications

## Report to the Board of the Blue Mountains Attainable Housing Corporation

March 5, 2020

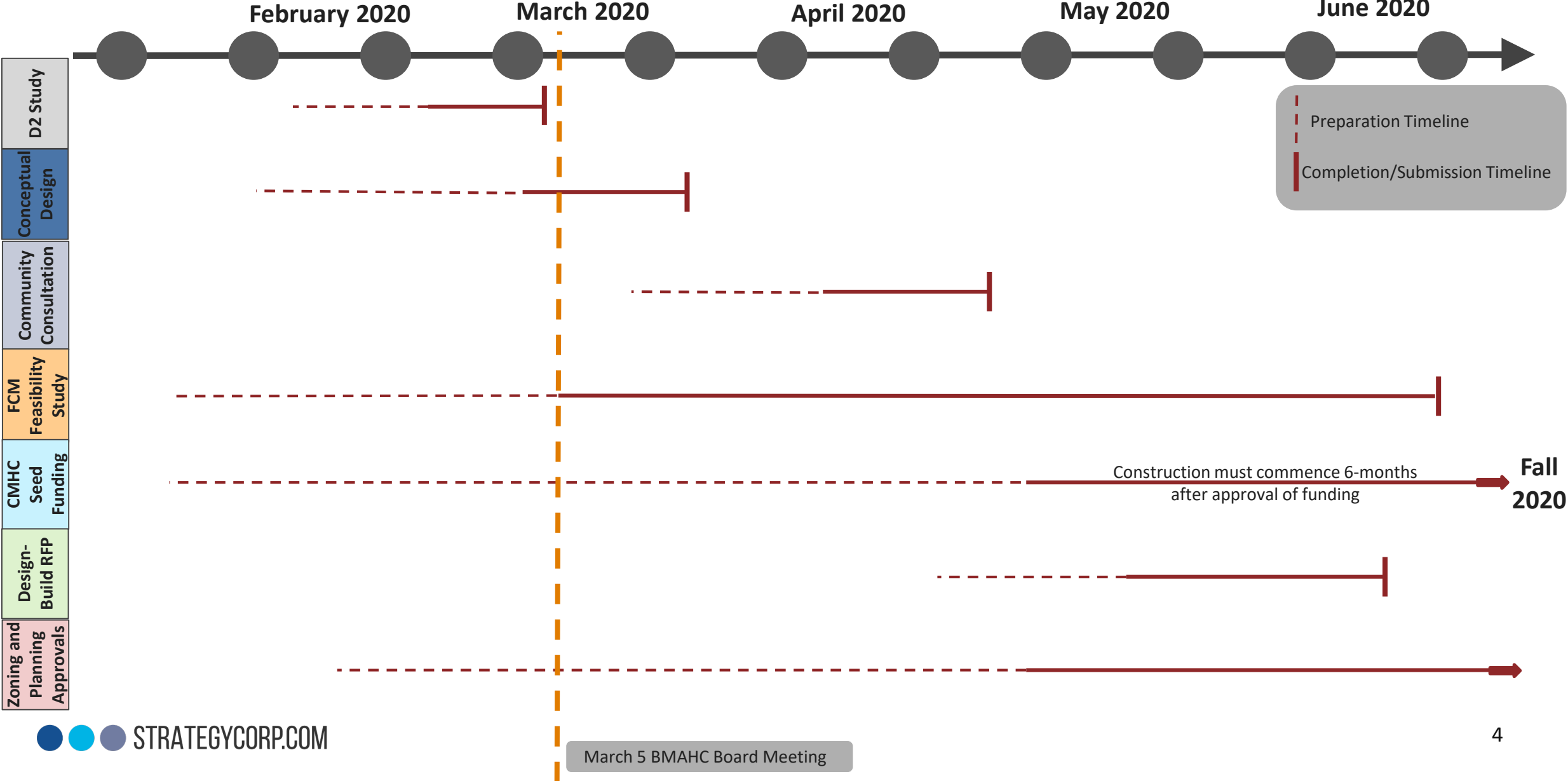
## Objective:

The following presentations outline the progress to date and status of two grant applications developed by StrategyCorp in conjunction with our sustainability partners.

- Grant 1 – FCM Green Municipal Fund Feasibility Study (To be presented by Julie Scarcella)
- Grant 2 – CMHC SEED Funding

## ●●● Thornbury Gateway Project: Status and Timeline

# Timeline





**●●● CMHC Seed Funding Application**

## Objective of SEED Funding Application

- Support non-profits complete the **planning and feasibility** work associated with building affordable housing.
- Focus is on supporting projects that have a **high likelihood of success**.
- After funding is confirmed, **construction must start within 6 months**.
- Can help **transition to capital funding** from other CMHC programs National Co-Investment Fund or the Rental Construction Financing Initiative.

# Project Deliverables and Budgeting

- The SEED program can fund a range of pre-development activities.
- CMHC keeps an internal costing list for each service and calculates funding based on the costing list and the project specifics.
- If a cost is higher than the CMHC costing list, the client pays the difference.

CMHC SEED Funding Activities	
Analysis of Need and Demand	Professional Appraisal
Business Plan	Project Viability Study
Incorporation	Registration of Security
Preliminary Financial Feasibility	Site Surveys
Special Purpose Surveys	Completion Appraisal
Accessibility Modelling Study	Construction Cost Estimates
Energy Modelling Study	Contract Documents
Environmental Site Assessments	Development Permits
Geotechnical Reports	Engineering Studies
Option to Purchase	Final Financial Viability Report
Planning Fees	Project Drawings and Specifications
Preliminary Design	Quantity Surveyor

# Status of Application

Section	
Narrative Description	✓
Project Information	✓
Project Team Experience	✓
Evaluation Criteria	✓
Building Details/Feasibility Assessment	Partial
Administrative Details	Partial
Funding Collaborators	Partial
Activity Budgets	TBC

- Information Still Required**
- **Unit numbers** (incl. accessible units)
  - **Rental rate confirmation**
  - **Confirmed utility costs**
  - **Funding commitments from TBM and Grey County**
  - **Activities budget**
  - **Integrity Declaration**
  - **Proof Ownership**
  - **BMAHC Financial Statements**
  - **Partner Contributions** (TBM land purchase, Grey County funding)



# Location is Important

- CMHC uses Walk Score to determine user benefits of new builds.
- Despite being a rural community, our site scores well.
- However, we must ensure all community assets are captured – Walk Score is not comprehensive.

**What's Nearby**

**Restaurants:**  
Ruffed Grouse Bistro .08km

**Coffee:**  
The Mill Cafe .9km

**Bars:**  
Pipers Sports Bar & Grill .7km

**Groceries:**  
The Cheese Gallery 1km

**Parks:**  
Bayview Park .3km

**Schools:**  
Cedar Run Horse Park .9km

**Shopping:**  
Tigs .6km

**Entertainment:**  
Beaver Valley Military Museum 1.2km

**Errands:**  
Thornbury Home Hardware Bui... .3km

**Search Nearby:**

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Something missing? [Add a place](#)



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