



# **Municipality of Brockton Delegation Proposed Affordable Housing Concierge Development Package**

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# Who Are We

A consortium of private & public subject matter affordable housing experts to include policy, development, planning, building science, finance, project management, construction, sustainability (Net Zero and Passive House, LEEDv4.1 & Well Standard).



The  
Georgian  
Bay  
Housing  
Initiative

Working together for a brighter future



Image Credit: Building Innovation Group

# The Problem

Municipalities play a key role in ensuring affordable housing opportunities be realized in their communities. Planning for and developing affordable housing takes a very specific skill set, expertise and capacity to make informed decisions to deliver needed housing. Municipalities don't have access to a community of practice to increase the knowledge and organizational capacity, critical resources to create affordable housing.

## Critical resources and directions include:

- Partnerships/MOU/Head leases
- Costing Proformas
- Outreach for developers
- Development considerations
- Housing policies
- Preferential review of affordable housing delivery
- Housing models
- Incentives
- Training/Mentorship
- Glossary of Terms



# The Opportunity Concierge Development Program?

A program to assist non-profit and private-sector developers of affordable rental and ownership housing, to navigate through site selection, funding, incentives, partnerships, and municipal approvals processes. The essence of the program is to set up communities for success - build knowledge, capacity for Council, help staff review opportunities and assist developers on affordable housing projects, reduce silos, risks, built trust and ensure quality assurance.

## Why Now?

- Time is of essence to deliver affordable housing projects. Developers require support as do Staff and Council.
- Ensure that all housing projects protect the tenants and future homeowners
- Leverage best practices from organizations and municipalities with similar programs



# Municipal Benefits

- Provides an efficient process
- Builds trust and relationships within the development community
- Drives efficiencies early in the pre-development processes/planning approval process
- Increase development process and capacity
- Promotes a streamlined approach to planning, saving time and costs
- Acquire skills and knowledge which can be applied to ongoing and future projects
- Access to resources and training
- Provides a set of metrics to quantify & qualify the right resources for the development community
- Utilize a user-friendly checklist to help integrate the planning application for review process of new affordable housing developments



# Development Community Benefits

- Guidance on the application process for submission requirements
- Build skills to increase in-house capacity and shovel in the ground development projects
- Learn about the different types of affordable housing projects/case studies
- Access trusted tools and templates at pre-development
- Receive training on all resources
- Save money and time, drive project efficiencies
- Access a network of subject matter expertise/peer review that spans across Canada with knowledge and experience that will provide quality resources and training /provides support when needed
- Access trusted construction Proformas to Net Zero /Passive House for different housing typologies
- Learn the common terminology and language in the affordable housing ecosystem

# How do we get there?

## Phase 1: Investigate a Business Case for the Developers Package (budget request \$10,000)

- Finalize a Business Case with an initial scope, budget and work plan to move into Phase 2
- Research best practices, conduct meetings with the relevant organizations
- Review the key components for package/process
- Prioritize the key items to be developed first
- Conduct interviews with Town staff (planning, finance, legal)
- Review operational capacity and suggest implementation and monitoring approaches
- Provide recommendations to improve the CIP Housing application process, assess ways to update and integrate certain sections of CIP into the Concierge Developers Package

**Timelines – 7 weeks to prepare**

## Phase 2: Deliver the detailed Project Scope, Work Plan/Timelines and Project Costing for the Developers Package

- Deliver the scope of work and priorities
- Assess annual monitoring, reporting and updating

**Timelines – to be determined**

June 2023 TOBM Delegation



**Concierge  
Developers  
Package for  
Affordable Housing**



## The Ask

- Approve and fund **Phase 1** of the Project
- Commit to a partnership approach and access to staff and resources to inform **Phase 1**
- Based on results of Phase 1, commit to funding support for **Phase 2**



# Contact

Georgian Bay Housing  
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## **Working Group**

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