



Bruce County Housing Corporation (BCHC)
Request For Information (RFI) - Surplus Land Opportunities

Background Information

The following considerations were considered in determining the location, scale, and type of future BCHC community housing build:

Community Housing Need:

Bruce County, as the Service system Manager for Housing and Homelessness, recently released a Local Data Resource for Non-Profit Housing Providers to help inform and support non-profit housing providers, including BCHC, in the development of deeply affordable housing. In summary, the Local Data Resource outlined the following:

- Low-income indicators demonstrate a need for more deeply affordable housing across all geographic regions in Bruce County, with slight prominence in the Inland Region.
- The 1000+ waitlist applications highlight the need for more deeply affordable housing.
- The by-name list identifies an ongoing need for supportive and transitional housing for people experiencing homelessness, who can often be missed in other population statistics.
- Ongoing collaboration with local municipalities, and increased collaboration with non-profit housing providers, and other community agencies is integral to supporting the development and provision of deeply affordable housing.

Build Type:

Given the success of BCHC’s 35-unit Penetangore Place Community Housing development, and the ability to capitalize on key learnings from that build, it is recommended that the future be similar in design. **However, the size of the parcel of land acquired, zoning, and available funding will also play key roles in determining the number of units that can be constructed.**

A summary of build type, demographic, and geographic region is summarized below:

| | |
|-------------------|---|
| Build Type | Multi-residential apartment building with a combination of one-bedroom, two-bedroom, and 3-bedroom units. Options will include rent-geared-to-income, affordable and modest market units. Common space that allows for staff and community partners to support tenants. |
| Demographic | Individuals and families who require various types of subsidies. Tenants may include seniors, low-income earners, residents living on social assistance, individuals with developmental or mental health and/or addiction concerns. |
| Geographic Region | Inland region of Bruce County with access to social infrastructure (amenities, facilities, systems, and services that support the quality of life, stability, and well-being of residents). |



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Draft Project Timeline:

| | | 2024 | | 2025 | | | | 2026 | | | |
|-------|-------------------|------|----|------|----|----|----|------|----|----|----|
| Phase | Main Tasks | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| 1 | Planning & Design | | | | | | | | | | |
| 2 | Construction | | | | | | | | | | |
| 3 | Inspection | | | | | | | | | | |
| 4 | Occupancy | | | | | | | | | | |

Financial Considerations:

To ensure a future BCHC future build is financially viable and sustainable, land acquisition and build priorities must include leveraging surplus land and development ready site opportunities (including servicing and zoning considerations).