

Bechtel Alternative Housing Project – Pre-bid Meeting

31 August 2020



Region of Waterloo

Agenda

- What is Alternative Housing?
- Why Bechtel?
- Timelines
- Opportunity and Eligibility



Affordable Housing

- The Province considers housing affordable if it costs less than 30% of the household's pre-tax income for low and moderate income households (Provincial Policy Statement, 2020)
- For Waterloo Region – a maximum of \$1,938/month is considered affordable based on the median income of the population (2016 Census).

Target	1-Bed	2-Bed	3-Bed	4-bed
• MMR	\$700	\$1,005	\$1,108	\$1,013
• 80%MMR	\$560	\$804	\$886	\$810
• Optimal Target	\$497	\$497	\$781	\$781

Affordable Housing

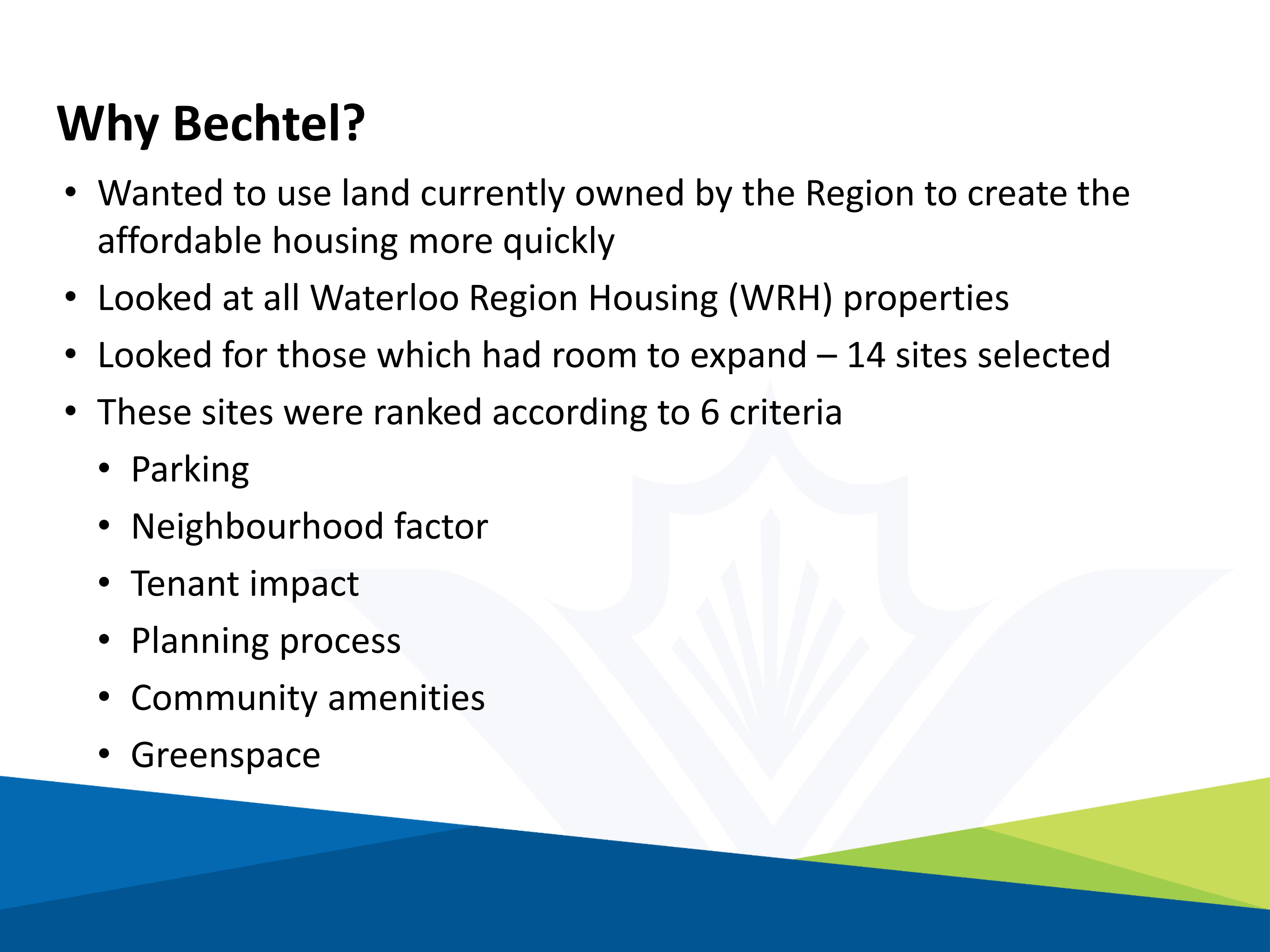
THE HOUSING CONTINUUM



What is Alternative Housing?



Why Bechtel?

- Wanted to use land currently owned by the Region to create the affordable housing more quickly
 - Looked at all Waterloo Region Housing (WRH) properties
 - Looked for those which had room to expand – 14 sites selected
 - These sites were ranked according to 6 criteria
 - Parking
 - Neighbourhood factor
 - Tenant impact
 - Planning process
 - Community amenities
 - Greenspace
- 
- A decorative background graphic featuring a large, light blue stylized sunburst or starburst shape in the center. The bottom of the slide is decorated with a blue and green geometric wave pattern.

127-161 Bechtel Street, Cambridge



127-161 Bechtel Street, Cambridge



Timeline

- Nov - Dec 2019: Region began considering an Alternative Housing pilot – Action 3.1 of 10 year plan
- January-April 2020: Staff prepared background information on Alternative housing and reviewed potential sites
- May 2020: Bechtel is chosen as the pilot site in Cambridge
- June 17th : Community engagement staff distributes flyer to Bechtel community
- June 24: Press release to let the general public know of our intention
- June 25 and 26 – Town Hall meetings for information and questions

Timeline - continued

- July 15th : Council meeting to approved report to issue an Expression of Interest (EOI) to develop Alternative Housing
- August 20th: Council approves Guidelines and Standards and Neighbourhood Communication Strategy : release EOI to private and non-profit developers for creation of Alternative Housing at this site
- August 24th : Release EOI
- September 25th: Deadline for questions
- Oct. 7th : close EOI (subject to change)
- November/December: Approve EOI successful Proponent with Report to Regional Council

The Opportunity

Submissions can include proposals to:

- Build up to 6 units of alternative housing on the Bechtel site, utilizing new designs or non-traditional construction methods for Alternative Housing (construction sector);
- Provide supports to an identified target tenant population (social service sector);
- Identify a collaboration between the construction sector and the social service sector to build and provide tenant services;
- Own the units and lease the land; and/or
- Identify other options regarding ownership and operations.

Objectives and Preference

- Less expensive and quicker to build than traditional construction
- Affordability
- Sensitive to tenants/neighbours/environment
- Quality and high level of design
- Partnerships
- Flexible and innovative

Submission Requirements

- Evidence of incorporation
- Experience with similar projects
- Site plan and unit layouts
- Proposed financial and ownership model
- Neighbourhood Communication Strategy
- Capital and operating budgets
- Development schedule

Contacts

- [Cambridge - springv@Cambridge.ca](mailto:springv@Cambridge.ca)
- [Region of Waterloo-
bechtel@regionofwaterloo.ca](mailto:bechtel@regionofwaterloo.ca)
- EngageWR Bechtel
- 519-575-4400 x3443

Questions?

