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# **Request For Proposals (RFP) for the Acquisition and Development of a Mixed Use Development Site in the Heart of Esquimalt's Town Centre:**

## **Addendum 1**

3 November 2015

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1. The RFP notes that the Township of Esquimalt is interested in the possibility of the redevelopment project including an affordable housing component. Attached is information from an affordable housing society that is interested in this opportunity and welcomes contact from interested developers.
2. The RFP notes that the Township of Esquimalt wants the redevelopment project to meet a very high standard of sustainability and green building design. The Federation of the Canadian Municipalities' has contacted the Township to advise that the redevelopment may be able to access funding through its Green Municipal Fund. Proponents interested in learning more about the Green Municipal Fund may want to visit the website at <http://www.fcm.ca/home/programs/green-municipal-fund.htm>.

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## M'akola Group of Societies

The M'akola Group of Societies provides affordable housing primarily for Aboriginal people and families across British Columbia. Through our operations, and working with community partnerships and funders, M'akola is able to provide subsidized housing, affordable rentals, and assisted living units throughout the province. M'akola Group of Societies has more than 1,600 housing units province-wide, and is supported by nearly 100 employees in 8 regional offices.

M'akola Development Services (MDS) is a professional consulting firm under the M'akola umbrella, which brings the knowledge of over 30 years of experience in non-profit housing development, and provides it as a service, and a way to streamline development of new units. Our consulting firm specializes in housing and community development, and our interdisciplinary team partners with non-profit organizations, all levels of government, Aboriginal communities, and private industry to examine social and economic opportunities to develop collaborative, sustainable and unique development solutions that respect the past while building for the community of tomorrow.

For more information on M'akola Group of Societies housing, please go to: [makola.bc.ca](http://makola.bc.ca)

For more information on M'akola Development Services, please go to: [makoladevelopment.com](http://makoladevelopment.com)

### What is the nature of the affordable housing you want to provide?

M'akola Housing Society is willing to work with a developer on the affordable rental housing component of the Esquimalt Village Town Centre development site. The RFP specifies an affordable housing component, and we are interested in realizing that vision. Ideally, we would develop and operate affordable family units at that are more than 10% below market (CMHC), but this could change depending on partnerships, funding organizations involved, and development scenarios.

### About how many units?

M'akola will work with the developer to decide the number of units, but ideally, it would be a multi-family apartment building or strata holding in the range of 20 to 30 units.

### Would you expect to purchase or lease a portion of the site, or would your units be integrated in a mixed use building?

M'akola is interested in exploring different affordable housing scenarios in this development, whether it is a long-term lease of a portion of the site, or a strata holding within a mixed-use or residential apartment building.

### How are you funded?

M'akola successfully works with private and public partners, such as federal, provincial, and regional governments, to obtain various combinations of preferred construction financing and takeout mortgage rates, land contribution or leases, and capital funding. MDS has demonstrated experience putting successful projects together in a variety of local contexts across the province. It is not contemplated that an on-going operating subsidy would be required for affordable units as part of this development.

### Contact:

Kevin A. Albers  
Chief Executive Officer  
M'akola Group of Societies  
2009 Fernwood Road, Victoria BC V8T 2Y8  
Email: [kalbers@makola.bc.ca](mailto:kalbers@makola.bc.ca)  
Office: (250) 590-0204 ext. 110  
Direct: (250) 880-1666