



**THE DISTRICT OF THUNDER BAY
SOCIAL SERVICES ADMINISTRATION BOARD**

EXPRESSION OF INTEREST NO. 2023-001 EOI

**Operation of
Transitional Housing Facilities and Services**

For

The District of Thunder Bay Social Services Administration Board

Operation of Transitional Housing Facilities and Services **Submission Details**

The District of Thunder Bay Social Services Administration Board (TBDSSAB) is seeking Expressions of Interest (EOI) from organizations wishing to operate Transitional Housing Facilities and provide appropriate support services within specified TBDSSAB-owned residential buildings in the City of Thunder Bay.

Transitional housing is defined as a supportive, yet temporary, type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support (for addictions and mental health, for instance), life skills, and in some cases, education and training.

TBDSSAB's goal is to increase access to transitional housing for those who require additional supports and treatment in order to live independently. This may include individuals who are currently street engaged, living in substandard housing, exiting from provincial or federal institutions, or dealing with mental health and/or substance use issues. The development of a culturally respectful, community-based approach to transitional housing with supports will specifically address the most vulnerable populations needing assistance.

Responses to this EOI received by TBDSSAB will be considered for the establishment of a 3-year agreement to provide supportive programming and services to meet the need for transitional housing within facilities owned by TBDSSAB.

Respondents should provide their ideas, concepts, or specific responses to the operation of transitional housing at two (2) specific TBDSSAB-owned properties in the City of Thunder Bay.

TBDSSAB requires investment, including financial, human resources and operational, from the proponent to support the ongoing services and staffing required to assist the transitional tenants. Further, organizations whose primary operational objective is to support individuals in addressing mental health and addictions, health concerns, or life stabilization supports would be ideal.

Submission Requirements

Eligible respondents must demonstrate the following:

- A legal corporate entity in the province of Ontario.
- Experience in the delivery of health supports, mental health & addictions treatments, lifeskills and stabilization services, and other related supports and services.
- Established services agreements with defined outcome deliverables related to the service of vulnerable populations.

- Ability to manage day-to-day operational matters related to the operation of a transitional housing property.
- Maintain a staff of experienced, licensed (where appropriate), trained and proficient individuals.

Access and Eligibility of Tenants

All tenants of the properties would require registration with TBDSSAB and a completed housing application. Applicants would be reviewed by TBDSSAB, and eligible applicants would then be identified for rent geared-to-income assistance and access to appropriate housing. Applicants may qualify for designation on the High Needs Homeless list, which would provide prioritized access to appropriate transitional housing. All intake processes will be addressed by TBDSSAB.

Applicants may be referred from emergency shelters, community support organizations, or direct connection with TBDSSAB.

Properties and Details

TBDSSAB owns two (2) properties that are being considered for this transitional housing facilities and services EOI:

Habitat Place

Habitat is a 34 unit (33 1-bedroom and 1 2-bedroom) 3-story building located at 219 Pearl Street in Thunder Bay. Habitat currently offers low support programming and interventions for hard-to-serve individuals, with the intent of having the individual progress to more independent living.

In addition to the 34 residential units, the main floor includes a lounge area, kitchen area, and program area as well as two offices.

277 Pearl Street

This property is an 8-bachelor unit, 2 story building which offers low-barrier housing to hard-to-serve individuals. Each unit has an independent entrance and there is no common space.

TBDSSAB will provide rental agreements and financial supports to eligible applicants/tenants at both properties.

Preferences

While all responses to this EOI will be considered, TBDSSAB is most interested in responses which address the following key criteria:

- Experience in delivering a transitional housing model, complete with supports.
- 24 hour/day presence at the properties.
- Financial, Human Resources and operational investment by the proponent in the ongoing operations of the transitional housing projects.
- Identification of needs and supports required from TBDSSAB.

TBDSSAB will also give priority to responses which:

- Have access to next-stage independent housing options.
- Offer ongoing supports following exit from transitional housing.
- Offer an Indigenous cultural and learning experience.
- Have experience in working with vulnerable populations.
- Work with harm reduction principles.

Submission Details

What to Include in Responding to the Expression of Interest

In the response to the EOI, respondents should include:

- The name of the respondent organization and the key contact information (phone number, mailing and e-mail addresses).
- The respondent's experience in providing housing and resident supports, including Lifeskills, educational enhancements, job readiness training, mental health and addictions counselling, healthy lifestyle promotion and other related skills and services.
- The location/address of similar facilities and services currently offered including the # of individuals supported, services provided, and outcomes achieved.
- Proposed staffing model, service plan, and key measurables.
- Proposed new tenant intake plan, individual evaluation strategy, and determination model for supports and services.
- Plans for an evaluation model to show the impact of services and the results of transition to next-stage housing.
- Proposed timing of start of agreement for services.
- A preliminary annual operating budget including both TBDSSAB investment and proponent investment.
- Any relevant partnerships (other agencies, supports, other program funding).

Evaluation Criteria

TBDSSAB will review all EOI's and determine the general viability of proposals as well as the ability to meet the defined needs outlined in this EOI.

TBDSSAB will review submissions based on the following:

- Addresses community need.
- Appropriateness of services delivered.
- Identification of a service plan.
- Quantifiable outcomes for transition to more independent housing.
- Readiness to assume operation with appropriate staff, resources and leadership based on timeframes provided.
- Financial sustainability.

TBDSSAB may, as a result of the EOI, decide to proceed directly to negotiate a contract with a respondent or may seek to engage a number of respondents in further discussions.

TBDSSAB reserves the right to reject all EOI's and take no further action.

Submission Deadline

Expressions of Interest are to be addressed to:

The District of Thunder Bay Social Services Administration Board
231 May Street South
Thunder Bay, ON P7E 1B5

and should be received by 4:00 p.m. local time on March 31, 2023.

Expressions of Interest may be submitted by email to the contact person named below, or it may be sent to the address specified above by mail or delivered by courier, in each case prior to the closing time.

Dave Stewart
Supervisor, Purchasing & Inventory Control
david.stewart@tbdssab.ca

Questions

All questions/inquiries related to this EOI shall be directed in writing via electronic mail to Dave Stewart, Supervisor Purchasing and Inventory Control as per contact information listed above.

Any information provided by anyone other than the above mentioned will not be considered binding, nor will it change the requirements of this EOI.

Late Expression of Interest

TBDSSAB, may in its discretion, accept, or reject and return, any EOI received after the closing time

Lack of Information

Following receipt of an EOI, TBDSSAB may, in its sole discretion and without having any duty or obligation to do so, request that the respondent provide TBDSSAB with additional information to clarify or substantiate the information provided by the respondent.

If a respondent fails to provide information required for TBDSSAB evaluation of the respondent's qualifications or fails to provide timely clarification or substantiation of the information supplied, that failure may result in no further consideration being given to the EOI.

APPENDIX A

Current Demand for Transitional Housing with Supports:

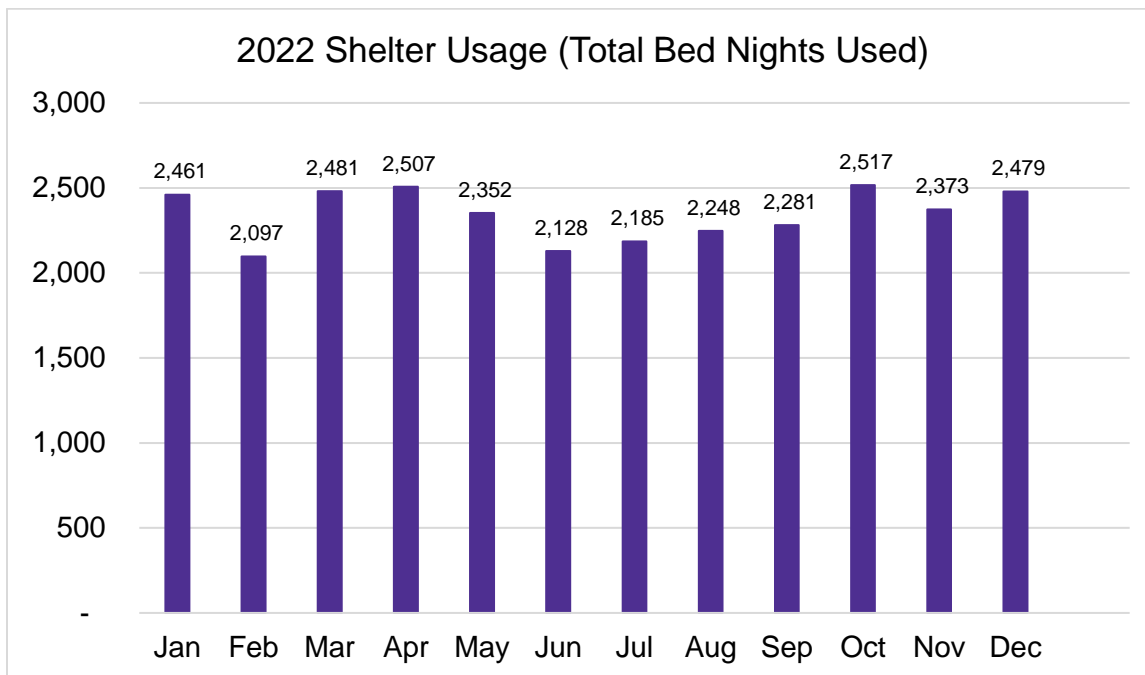
The number of people who live rough in encampments was estimated as 35 individuals during warmer weather in 2022. Since October 2022, programs have been guiding people into warming centres and shelters, leaving 1 known person sleeping outside currently. This fluctuates with weather and personal circumstances.

Approximately 55 people are on the waitlists for TBDSSAB funded transitional housing programs:

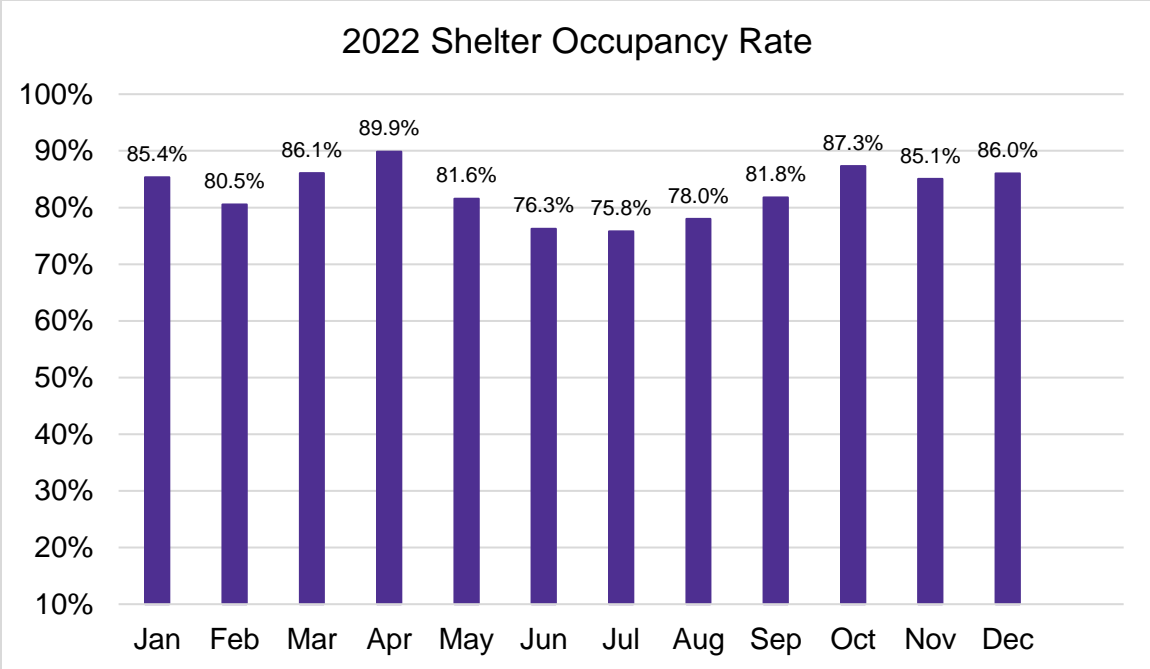
Journey to Life – 4

Habitat Place – 26

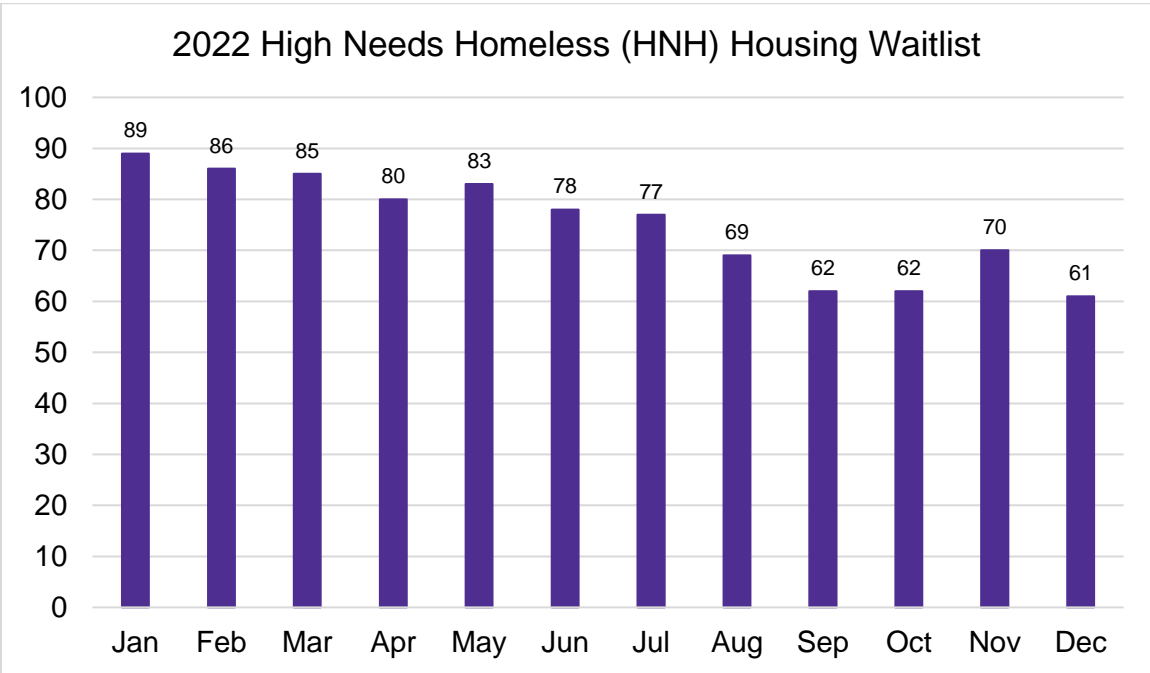
Lodge on Dawson - 25



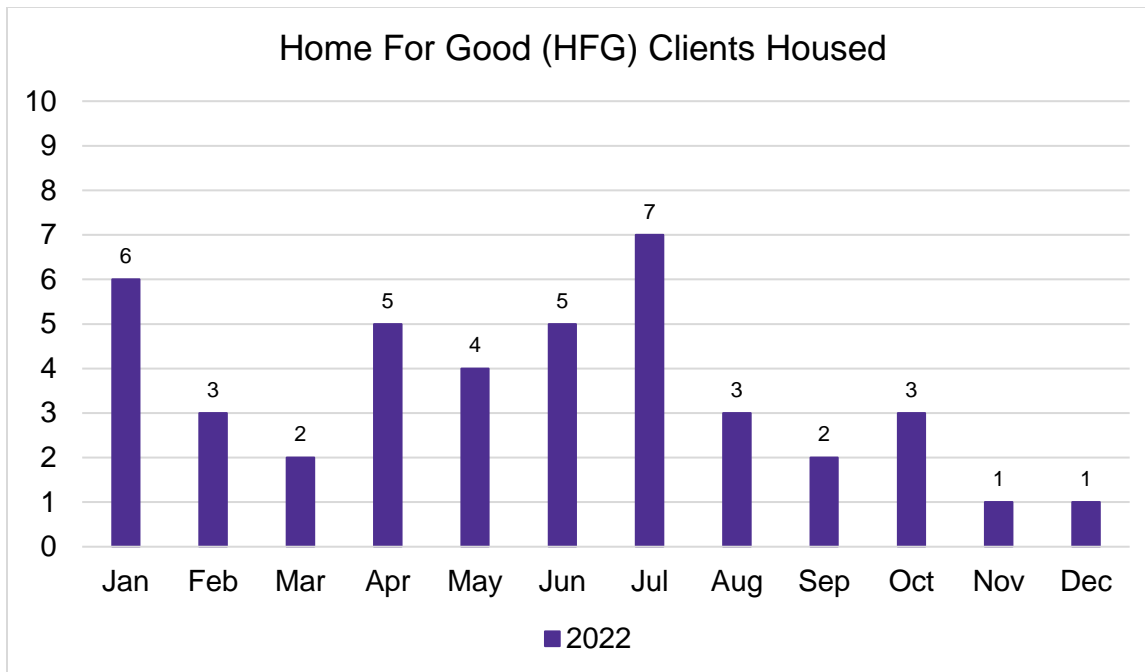
In 2022, there were at least 47 unique individuals served in shelters that were experiencing chronic homelessness (180 days or more of homelessness in a year period). 20% of beds used in shelter are used by people experiencing chronic homelessness.



Emergency Shelter occupancy rate has averaged approximately 84% in 2022. This has been consistent over the past few years.



There are currently 61 individuals who qualify for the High Needs Homeless designation on the TBDSSAB waitlist. These individuals specifically require transitional housing with supports.



There are currently 22 people on the HFG caseload that are receiving supports and waiting to be housed once a suitable unit becomes available.

Based upon TBDSSAB’s research in 2021, at that time there were 312 transitional units or rent supplements specific for individuals with mental health and addictions. In addition to this, there are 294 individuals that are supported to live independently in the community (Housing First Programs, Social Navigation Programs, etc.) It is presumed that without this support the individual would not succeed in their tenancy.

At this time, there are a total of 198 people on a wait list for a transitional space or rent supplement and 146 individuals on a waitlist to receive support specific for individuals with mental health and addictions.