



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

EXPRESSION OF INTEREST NO. 2023-002 EOI

**Development of
Transitional and Supported Housing**

For

The District of Thunder Bay Social Services Administration Board

Development of Affordable Housing **Submission Template**

The District of Thunder Bay Social Services Administration Board (TBDSSAB) is seeking Expressions of Interest (EOI) from non-profit organizations wishing to create transitional and/or supported housing within the District of Thunder Bay.

Responses to this EOI received by TBDSSAB will be considered for funding opportunities through various loan and grant programs over the next several years. The focus is on capital funding support, however some operational funding supports may be considered.

TBDSSAB would like to hear from respondents on their ideas, concepts or specific responses to create new transitional and/or supported housing for individuals in communities throughout the District of Thunder Bay. The goal of this EOI is to identify opportunities to grow the number of transitional and supported housing units available, to address the current and future needs throughout the District.

TBDSSAB will review all EOI's and determine the need and the general viability of proposals.

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

Submission Requirements

Eligible projects must be one of the following:

- **New Facilities:**
 - Acquisition and, where required, rehabilitation of existing buildings to create transitional housing or permanent supportive housing.
 - Conversion of existing buildings to create transitional or permanent supportive housing.
 - Expansion of an existing transitional housing or permanent supportive housing facility.
 - Conventional or modular construction of a new permanent supportive or transitional housing facility or expansion of a current transitional or permanent supportive housing construction project in-progress to increase capacity.

- **Retrofits:**
 - Renovation, retrofitting, repair and upgrading of existing transitional housing and permanent supportive housing facilities, for example, to meet building code standards and public health requirements.

Further eligibility requirements include:

- Affordable rents that are on average at or below 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent, for a minimum of twenty (20) years
- Support services to be made directly or via partnership to support the needs of individuals accessing housing and/or requiring supports to successfully maintain housing for a minimum period of ten (10) years.

Projects that are not eligible include:

- Nursing and retirement homes
- Owner-occupied housing
- Student residences
- Projects proposed by private sector proponents without non-profit/municipal/co-operative partnership.

While the transitional/supported housing proposed can be for a range of unit sizes, it should be noted that the greatest need identified by TBDSSAB Waitlist Statistics (Appendix A) is for one- bedroom units.

The proposed units must be suitable for tenants to live independently (non-congregate housing) and may include spaces designated for the provision of support services.

Apartment buildings being proposed in excess of one floor must include accessibility considerations. Preference will be given to responses that incorporate energy efficiency measures, positive design, and barrier free features for persons with disabilities.

Funding may be in the form of a long-term forgivable capital loan which is available during the development and construction phases of the project, or a long-term low interest loan repayable over a twenty (20) year period. Total amount and % of project funding is to be determined.

Projects must remain affordable for a minimum period of twenty (20) years. Affordability is defined as having rents for the project that are at or below 80% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the specific area at the time of occupancy. Average rent is calculated using actual rents paid by tenants and any rent supplements provided by TBDSSAB.

Preferences

While all responses to this EOI will be considered, TBDSSAB is most interested in responses which are construction ready:

- Building site is acquired

- Zoning is in place and designs/drawings complete
- Financial viability has been proven through a pro forma
- Project targets a priority group (as identified in Appendix A).

TBDSSAB will also give priority to responses which:

- Have rent levels lower than 80% or AMR
- Include all utilities in rent
- Have proponent contributions greater than 25% of project costs
- Feature energy efficiency measures
- Offer accessibility features for persons with disabilities
- Offer affordability for longer than twenty (20) years.

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 and the key contact information (phone number, fax number, mailing and e-mail addresses).
- The respondents experience in residential or transitional housing development, construction, supports and property/tenant management.
- The respondent's experience in the provision of support services, lifeskills development, mental health and addictions supports and community support service referral.
- The location/address of the proposed site (if known).
- Description on the new building, purchased property and/or retrofit plans.
- Zoning of the site (including any information as to the need for rezoning, minor variances, etc.)
- The environmental status of the land (include a copy of a Phase 1 Environmental Assessment, if completed).
- The number, type and size of the units offered for this program and designs/drawings.
- Proposed timing of construction start (0-1 year, 1-3 years, 3-5 years).
- The proposed rents (and whether utilities are to be included).
- A preliminary capital budget with proponent contribution and a proposed operating budget for the first three (3) years.
- Mortgage financing details (if known).
- Any relevant partnerships (other agencies, supports, other program funding).

Evaluation Criteria

TBDSSAB will review submissions based on the following:

- Value for money
- Ability to meet Community need
- Total spaces under development
- Breadth of support services provided (drop in, live in, 24 hour, etc.)
- Readiness for development
- Financial investment and sustainability.

TBDSSAB may, as a result of the EOI, decide to proceed directly to negotiate a contract with a respondent (though obtaining a pool of responses for future development is also a goal).

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 June 30, 2023.

An Expression 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 Rent Geared to Income Housing

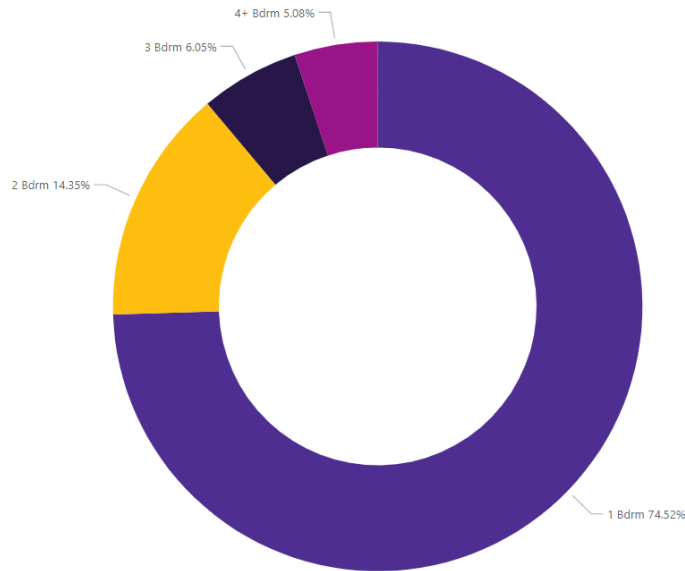
As of December 2022, there were 1068 applicants on TBDSSAB's housing waitlist. From this total, 950 applicants were on the Chronological waitlist, 6 applicants on Family Reunification waitlist, 14 applicants on the Medical waitlist, 61 applicants on the High Needs Homeless (HNN) waitlist, and 37 applicants on the Special Priority Program (SPP) waitlist.

Housing Waitlist by Waitlist Priority Status – As of December 2022



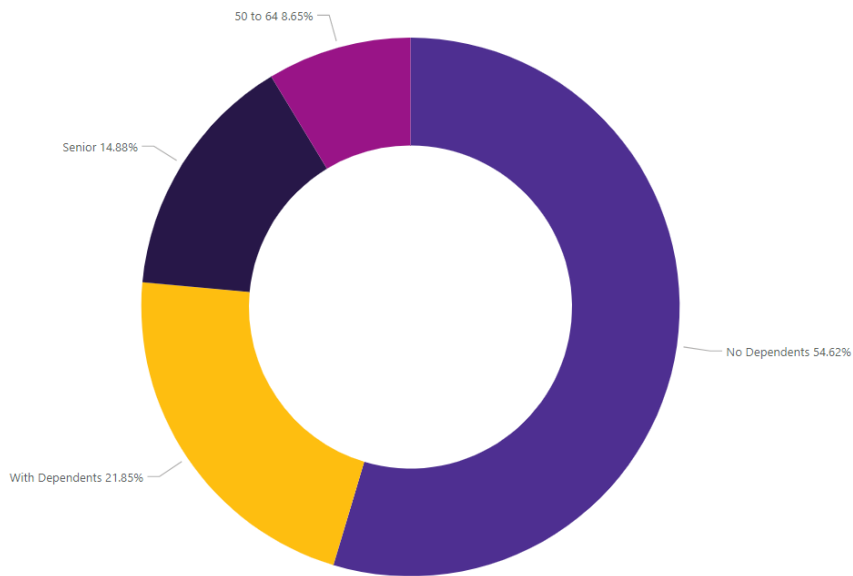
Of this total, 75% are requesting a 1-bedroom unit, 14% are requesting a 2-bedroom unit, 6% are requesting a 3-bedroom unit, and 5% are requesting a 4+ bedroom unit.

Unit Size Demand – As of December 2022



Additionally, TBDSSAB Social Housing Waitlist shows that 55% of the applicants are non-senior singles, 15% are seniors and 22% are families.

Household Type Demand – As of December 2022



Further, TBDSSAB tracks which communities in the District of Thunder Bay applications have originated from. This shows a level of demand from these specific communities. Respondent's Expression of Interest must match the geographic demand as demonstrated through TBDSSAB Social Housing Waitlist.

House Location Choice by Municipality – As of December 2022

Municipality	Total Applicants	Housing Location Choice		
		Current Municipality	City of Thunder Bay	Other Community
Township of Conmee	0	n/a	n/a	n/a
Township of Dorion	3	0	2	1
Township of Gillies	0	n/a	n/a	n/a
Municipality of Greenstone	37	24	12	1
Township of Manitouwadge	18	13	1	4
Town of Marathon	35	25	6	4
Municipality of Neebing	4	0	2	2
Township of Nipigon	9	4	4	1
Township of O'Connor	0	n/a	n/a	n/a
Municipality of Oliver Paipoonge	14	3	11	n/a
Township of Red Rock	5	1	2	2
Township of Schreiber	1	1	0	0
Municipality of Shuniah	4	0	4	0
Township of Terrace Bay	3	0	1	2
City of Thunder Bay	957	889	n/a	68
Territory Without Municipal Organization (TWOMO)	20	0	14	6
Outside Thunder Bay District	58*	0	44	13
TOTAL	1168	960	103	104

**Originally 57, but one applicant did not have their current city or mailing city specified. Included in this category.*