
City Council

Notice of Motion

MM38.18	ACTION			Ward: All
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Authorization for Non-Competitive Process for Supportive Housing Operators - by Councillor Ana Bailão, seconded by Councillor Paula Fletcher

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Ana Bailão, seconded by Councillor Paula Fletcher, recommend that:

1. City Council authorize the Executive Director, Housing Secretariat to work with the Toronto Alliance to End Homelessness and Miziwe Biik Development Corporation to engage the non-profit sector and select suitable operators to lease and operate the new Federally-funded affordable rental housing being created at 222 Spadina Avenue and 292-296 Parliament Street through a non-competitive process for an initial five-year term, with an option to extend the term for up to 5 additional years, (prioritizing those with extensive supportive housing management experience), and subsequently conduct a competitive process to select operators for longer term leasing and operation of the properties, in the event that no successful proponent(s) are identified through the open Request for Proposals.

2. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, to negotiate, approve and execute, on behalf of the City, nominal rent leases or below market rent leases and related agreements with each of the non-profit housing operators that may be selected through the process referred to in Part 1 above for up to five (5) years, with an option to extend the term for up to 5 additional years, on such terms and conditions acceptable to the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.

3. City Council authorize the Executive Director, Housing Secretariat to negotiate and execute on behalf of the City, municipal housing facility agreements (the City's "Contribution Agreement") with the non-profit housing providers that may be selected through the processes referred to in Part 1 above, to secure the financial assistance being provided and to set out the terms of the operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form approved by the City Solicitor.

Summary

The Federal government announced phase one of the Rapid Housing Initiative in September 2020, which included an allocation of \$203 million under the Major Cities stream to the City of Toronto to create a minimum of 540 new affordable and supportive homes.

The City of Toronto has used this funding to acquire properties and convert them into permanent affordable housing, as well as to develop new modular housing for people experiencing homelessness as an urgent response to the ongoing COVID-19 pandemic. The acquisition, conversion and construction of these properties will be completed throughout 2021 and into early 2022.

On October 27, 28 and 30, 2020, City Council adopted Item MM25.32 authorizing, among other things, the Executive Director, Housing Secretariat, in consultation with the General Manager, Shelter, Support and Housing Administration, to issue a Request for Proposals and to select non-profit housing providers to operate the affordable and supportive housing units to be developed under phase one of Rapid Housing Initiative.

A Request for Proposals for Indigenous housing providers to operate the Rapid Housing Initiative phase one sites at 222 Spadina Avenue and 292-296 Parliament Street was issued by the City of Toronto on November 9, 2021 and will close on December 17, 2021. To ensure that the sites can be ready for occupancy in early 2022, this Motion recommends that the Executive Director, Housing Secretariat be authorized to undertake a non-competitive process, in collaboration with the Toronto Alliance to End Homelessness and Miziwe Biik Development Corporation, to identify qualified operators in the event that no successful proponent is identified through the Request for Proposals process. This non-competitive process, should it be used, would help ensure that the sites can be opened upon completion of construction to move people experiencing homelessness into permanent affordable homes with appropriate supports, thereby relieving pressure from the City's shelter system.

Background Information (City Council)

Member Motion MM38.18