



# REQUEST FOR PROPOSALS

## Non-Profit Affordable Rental Housing Development & Rooming House Repair and Rehabilitation

### INFORMATION SESSION

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HOUSING SECRETARIAT  
CITY OF TORONTO  
September 27, 2019



# Welcome!

Purpose of today's meeting:

- To provide an overview of the Rental Housing and Rooming House Renovation funding
- To answer questions/provide clarification on the Call for Applications.



# Today's Agenda

- Funding Program Overview
- Call for Applications - Affordable Rental Housing Development and Rooming House Repair & Rehabilitation
- Qs & As

# Program Overview

- Federal-Provincial funding from the 2019 allocation of the Ontario Priorities Housing Initiative (OPHI)
- Approximately \$16 Million in capital funding available to support Non-Profit Rental Housing Development and Rooming House Repair & Renovation
- Program consists of two separate components:
  - Rental Housing Development Component
  - Toronto Renovates Rooming House Component
- Only Non-Profit groups and Non-Profit partnerships are eligible for this funding
- Provincial Program Guidelines requires "quick start" projects, ready to obtain Building Permits

# Rental Housing Development Component

# Rental Housing Component

- Recommended projects are to demonstrate value for money
- Eligible projects must be Non-Profit owned or leased to a Non-Profit for a minimum of 30 years, and be one of the following:
  - New construction, including additions and extensions;
  - Conversion of non-residential buildings to purpose-built rental;
  - Acquisition of existing rooming houses with significant renovations/revitalization.
- Must have “quick start” timeline (ie. Planning permissions already in place) and construction must begin by April 11, 2020

# Rental Housing Requirements

- Minimum 30 years affordability period (inclusive of 5-year phase out)
- Projects must be Non-Profit, or private/Non-profit partnership demonstrated with a lease for the duration of affordability (30 years)
- Project average Monthly Occupancy Costs may not exceed **80% Average Market Rent** (however, individual units may not exceed 100% AMR)
- Submit proposal using fillable form found in Appendix 1 and complete Proposal Submission Package
- Successful Proponents must sign City's Contribution Agreement
- Minimum of 10% of affordable units must be available to households in receipt of monthly Housing Benefits
- Retirement homes, long-term care homes (including nursing homes), and crisis care facilities are not eligible for funding

# Funding & City Incentives

- Funding for up to 75% of capital costs, in the form of a forgivable loan
- Open Door Program City Fees and Charges Exemptions for affordable units
  - Planning Application Fees
  - Building Permit Fees
  - Education Development Charges (Toronto District School Board only)
  - Parkland Dedication Fees
  - Development Charges
- Residential property tax exemption for affordable units (for term of affordability (for new construction and conversions only)
- Open Door Planning Service
- Unsuccessful Proponents may be eligible for other housing initiatives



# Evaluation Criteria

	Criteria	Available Points
1	Affordability details (including size and mix of units and length and depth of affordability)	20
2	Development Qualifications	10
3	Management Qualifications	10
4	Corporate Financial Viability	10
5	Project Design	10
6	Capital Funding and Financing Plan	15
7	Operating and Management Plan	15
8	Development Schedule	10
	TOTAL	100 Points

# Rooming House Repair & Rehabilitation Component

# Toronto Renovates Rooming House Component

- Recommended projects are to demonstrate value for money
- Eligible projects must be Non-Profit owned or leased to a Non-Profit for a minimum of 15 years, and be a renovation of one of the following:
  - Licensed rooming houses and other similar accommodations that contain legal, single room occupancy (SRO) dwelling units;
  - Vacant rooming houses where a rooming house license has lapsed and will be reinstated, or;
  - Proposed licensed/legal rooming houses with single room occupancy that have or are expected to receive planning approvals
- Funding available for up to \$25,000 per Dwelling Room or Dwelling Unit, in the form of a forgivable loan
- Acquisition + renovation/rehabilitation proposals should be made under the Rental Housing Development Component

# Rooming House Requirements

- Rooming Houses may consist of Dwelling Rooms, Dwelling Units, or a combination
- Projects must be Non-Profit, or private/Non-profit partnership demonstrated with a lease for the duration of affordability (15 years)
- The current maximum rent (set by the Province based on CMHC figures) for a Dwelling Room (bed-unit) and Dwelling Unit (eg. bachelorette) is \$762 and \$1,089, respectively.
- Submit proposal using fillable form found in Appendix 4 and complete Proposal Submission Package
- Project must consist of minimum of six Dwelling Rooms/Units
- Funding awarded will be based on the cost of the work approved by the City, up to a maximum of \$25,000 per dwelling room or dwelling unit
- Proposals should address Tenant quality of life, and minimizing disruption/displacement
- Successful Proponents must sign the Toronto Renovates Agreement
- Repair activities must be completed by March 31, 2021

# Eligible Repairs

- Structures, Building Envelope, Interior Walls, Floor and Ceiling
- Plumbing
- Electrical
- Heating and Ventilation
- Fire Safety
- Health & Safety (Compliance with City Work Orders)
- Accessibility Improvements (Ramps; Handrails; Chair and Bath lifts; Height Adjustment to Countertops; Cues for doorbells/fire alarms)
- New Single Occupancy Rooms by converting shared occupancy rooms to single occupancy rooms
- Other Eligible Costs (Building Permits; Legal Fees; Certificates; Appraisal Fees; Inspection Fees; Drawings; Specifications)

# Evaluation Criteria

	Criteria	Available Points
1	Proponent Information	PASS / FAIL
2	Property Information and Proposal Overview	10
3	Proponent Track Record and Team Information	15
4	Capital Funding and Scope of Work	20
5	Work Plan and Tenant Relations	15
6	Operating Budget, Rents and Mortgages	20
7	Property Management and Tenant Quality of Life	20
8	Additional documents to support application	N/A
	TOTAL	100 Points

# Proposal Submission & Review

# Applying for Funding

- All quick-start projects encouraged to apply by submitting a Proposal Submission Package including:
  - Proposal Submission Form
  - Supplementary Documents
  - Required Forms
- Deliver your complete proposal package no later than 12:00 noon on October 15th to:

Executive Director, Housing Secretariat  
Street, 7th Floor, Toronto, ON, M5V 3C6

Metro Hall, 55 John



# Timeline

Date	Milestone
Deadline to submit questions	October 3, 2019
RFP Submission Deadline	October 15, 2019, 12:00 P.M.
Evaluation Committee Proposal Review	October 16-November, 2019
Planning and Housing Committee	November 13, 2019
City Council recommends preferred projects	November 26 & 27, 2019
Successful Proponents notified	November 28, 2019
Deadline to sign Contribution Agreement	December 13, 2019
Deadline to start Construction/Renovation	April 11, 2020

# Connect with Us!

- Join the Open Door Registry by emailing [opendoor@toronto.ca](mailto:opendoor@toronto.ca)
- Send your questions to [opendoor@toronto.ca](mailto:opendoor@toronto.ca)
- Find the addenda at [www.toronto.ca/affordablehousing](http://www.toronto.ca/affordablehousing)
- Follow us on Twitter @ TORHousing

# Contact Information

## **Sean Gadon**

(I) Executive Director, Housing Secretariat

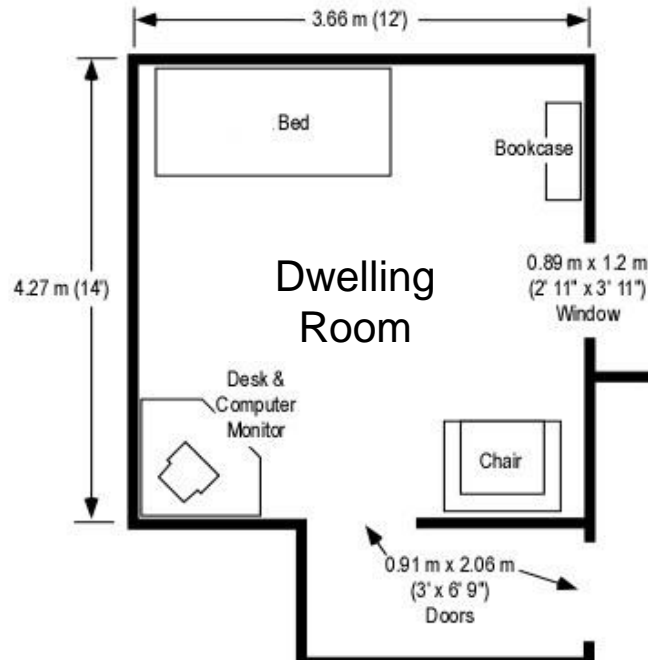
416-338-1143 | [Sean.gadon@toronto.ca](mailto:Sean.gadon@toronto.ca)

## **Jacob Larsen**

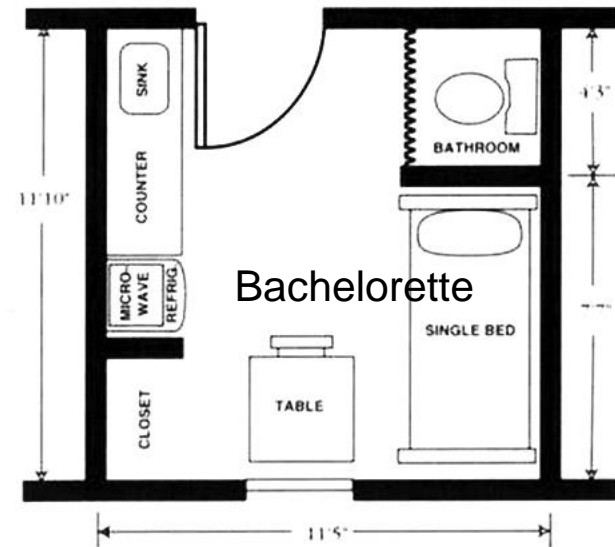
Housing Development Officer

416-397-4701 | [Jacob.Larsen@Toronto.ca](mailto:Jacob.Larsen@Toronto.ca)

# Single Room Occupancy



Rooming House Bed-unit



**Rooming House or similar accommodations**  
with Single Room Occupancy including:  
Lodging House, Boarding House, Bachelorettes  
with or without kitchen or bath facilities  
(but not Apartment Buildings)