

Online Information Session

Request for Proposals (RFP) for Non-Profit Housing Provider for Affordable Rental Housing with Support Services

150 Dunn Ave.



May 15, 2023

Land Acknowledgment

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

Introduction

Session is being recorded. 

The purpose of today's session is to provide an overview for housing providers and/or support services organizations interested in responding to this RFP and answer clarifying questions about the RFP.

Staff from the following teams are available today to respond to questions as needed:

- Housing Secretariat (affordable housing program, support services, and all general RFP questions)
- Coordinated Access (tenant identification and matching)
- Project Management Office & HS Development (construction-related questions)
- UHN, United Way (Social Medicine Initiative)

Agenda

1. Overview of City initiatives to create new supportive housing
2. Summary of the new building at 150 Dunn Ave.
3. Funding, support services and access to units
4. Evaluation process
5. Qs & As

This presentation will be posted online in an addendum, along with the questions asked today and the answers.

Creating Supportive Housing

- New homes with supports are urgently needed to ensure everyone has a warm, safe place to call home.
- As part of the HousingTO 2020-2030 Action Plan, the City set a target of 40,000 affordable rental home approvals by 2030, including 18,000 supportive homes.
- The City has constructed over 150 modular homes with supports, which are now open at 321 Dovercourt Rd, 11 Macey Ave. and 540 Cedarvale Ave.



Module craning at 39 Dundalk Drive

150 Dunn Avenue

- Project is delivered in partnership with all levels of government, the University Health Network (UHN) Gattuso Centre for Social Medicine and the United Way of Greater Toronto (UWGT)
- 51 self-contained studio units, modular construction
- Modules built offsite by NRB Modular Solutions in a factory and transported to site for assembly
- Currently under construction, expected completion fall 2023
- Land is owned by UHN
- Ground lease with City & UHN



Rendering of 150 Dunn Avenue

What is Social Medicine?

UHN's **Gattuso Centre for Social Medicine** tailors **health and social care supports** to the most **marginalized** patient population.

Homelessness and health are inextricably linked: *~50% of homeless individual have ≥ 2 health challenges, and live half as long as the average life expectancy.* UHN recognizes the public health crisis that homelessness is creating for the most structurally vulnerable communities.

Examples of Social Medicine health and social care supports:

- Set up the first **COVID Recovery Hotel**
- Delivery of the first **peer workers**, community members with lived experience, in the Emergency Departments
- Set up the first **food partnership** with FoodShare to address food insecurity for over **200 families**
- Developed the **Stabilization and Connection site** to support **patients** who are intoxicated (alcohol and opiates)
- Implemented the first **community health worker** at UHN

Looking forward, the Centre will launch a new **Social Medicine Care Model** supported by **community health workers** and **nurse practitioners** to provide more health and social care supports in community and in hospital for patients who are unhoused and high utilizers of acute care.

Building Details

- 4 storey building, 51 self-contained studio homes, including 15 barrier-free units & elevator
- Indoor common areas include a lounge, dining area, two tenant support areas (1,500 ft²)
- 1,100 ft² of outdoor amenity space, including pergolas & outdoor seating
- Commercial kitchen and pantry, shared laundry facility
- All units equipped (at City's expense) with kitchen appliances (fridge, portable induction top unit, microwave), bed frame, bedbug-resistant mattress, chest of drawers, a dining table and two chairs
- Additional information including floorplans, landscaping plans, architectural drawings available on [Application Information Centre](#)
- Basic rent = \$2.00/year for duration of sub-lease



Rendering of 150 Dunn Avenue



Module craning at 540 Cedarvale Avenue

Funding & Benefits

Support funding

One time start up funding:	\$102,000
Estimated annual support services funding:	\$1,224,000*

*This is an estimate only. Actual support service funding amounts will be provided to match the intensity of support services provided by the operator, subject to approval by the City. The City is interested in working with housing providers that have access to additional support services funding, and strongly encourages Proponents to propose additional sources of support funding.

Housing benefits provided to tenants

- Operator will receive difference between 80% of the city-wide Average Market Rent (AMR) for any one unit and the amount paid by the tenant.
- Amount payable by the tenant will be no more than 30% of their income.

Once the operator is selected, the City will exempt the project from property taxes for the duration of the sub-lease, subject to approval by City Council



Modular home at 540 Cedarvale Ave.

Accessing Units

Access Plan

- Prior to occupancy, City staff will work with the successful Proponent to finalize a Tenant Access Plan for approval.
- The Access Plan will describe the initial take-up process and ongoing vacancy management.
- Tenants will be identified in collaboration with UHN and through a mutual tenant identification and prioritization process that incorporates the City's Priority Access to Housing and Supports (PATHS) direct-matching process and the Social Medicine model.
- Access Plan template included in RFP posted, for information.



Recently completed modular building at 540 Cedarvale Ave.

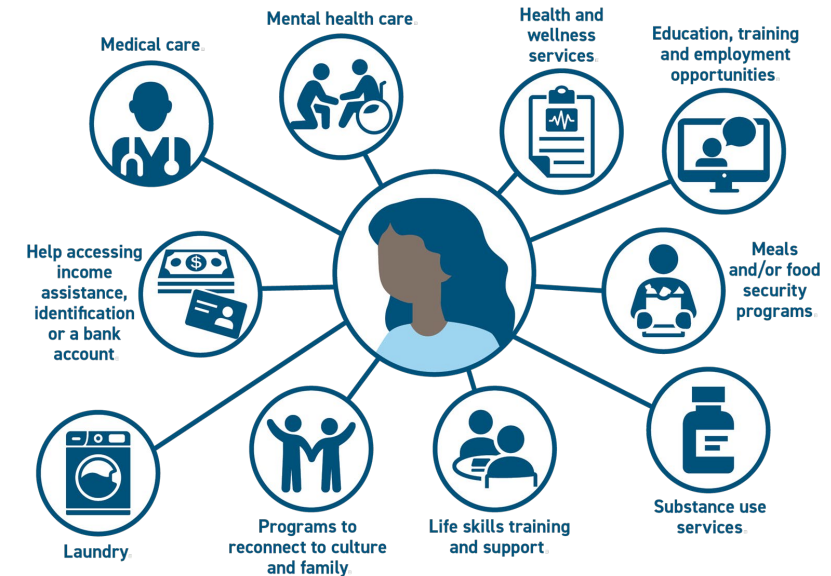


Priority Access to Housing and Supports (PATHS) Process

- PATHS is a system-wide, prioritization-driven approach to identifying and connecting tenants to vacant homes with supports run by Shelter Support and Housing Administration (SSHA).
- UHN & SSHA will work collaboratively to identify tenants utilizing emergency shelter services, sleeping outdoors and/or accessing UHN clinics and emergency departments who are currently experiencing homelessness and those whose unsuitable housing condition leads to their over utilization of health services.
- A portion of tenants at 150 Dunn may be referred via PATHS from City-funded overnight services (shelters, 24-hour drop-ins, hotel/motel programs) or street outreach programs.
- People experiencing homelessness will be prioritized according to principles outlines in the PATHS Prioritization Policy, including those experiencing chronic homelessness, Indigenous Peoples, Black people, youth, seniors and others.
- As part of tenant selection process, the City and the successful Proponent will work together to ensure tenants' support needs are met by the services provided.

Support Services

- Proponent must provide 24/7 housing stability support services to tenants for the term of the sub-lease, including as needed:
 - Housing stability and eviction prevention supports
 - Economic integration supports
 - Access to clinical and treatment supports
 - Basic needs supports
- Tenants will be matched to homes based on the level and type of support they require, and any additional eligibility criteria proposed by the successful Proponent and outlined in the Access Plan
- The successful Proponent will need to provide flexible supports that are able to step up and step down in response to both episodic needs and/or needs that fluctuate over time
 - For example, some may start with basic support needs daily during the daytime that will scale down over time, while others may need mental health supports a couple of times a week.



Who Should Apply?

The City is looking to select an experienced **non-profit organization** to sub-lease and manage the building at 150 Dunn Ave. based on a number of criteria, including but not limited to:

- experience managing affordable and supportive housing
- experience providing support services to a range of tenants, particularly people experiencing homelessness, either directly or in partnership with other organizations
- strong corporate financial viability
- strong track record in engagement and communications with tenants and local communities

Proposals led by Indigenous-owned and operated organizations, or in partnership with these organizations, are encouraged to apply.

Partnerships between housing providers and support agencies are welcome to apply.



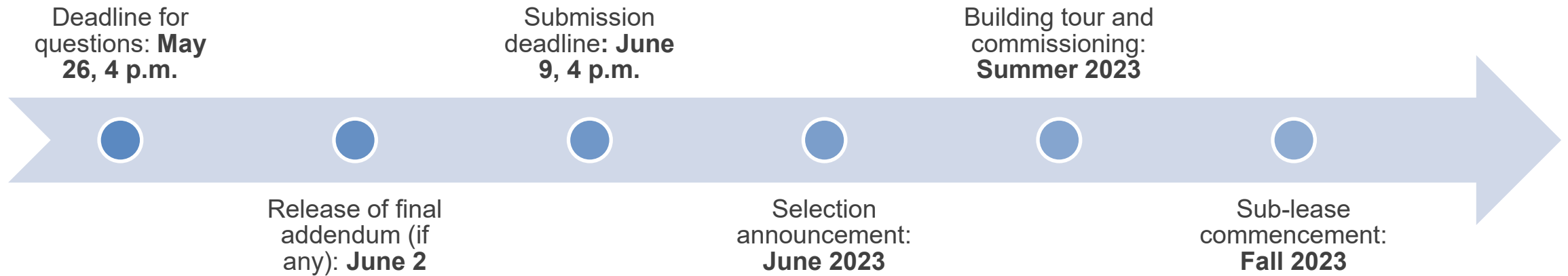
Rendering of 150 Dunn Avenue

Evaluation

- Selection committee of City staff, UWGT & UHN.
- Successful proposal must score a minimum of 70% of the points in each category and in total.
- Proponents may be invited to an interview, the results of which will be used as a mechanism to revisit, revise, confirm and finalize the evaluation score.
- Selection Committee may ask proponents for clarification in writing.

Evaluation Criteria	Points Available
Mandatory form	Pass / Fail
Introduction	Not Scored
Affordable rental housing management qualifications and corporate financial viability	25
Operating and management plan	25
Support services qualifications	15
Support services plan	25
Community communications and outreach plan	10
Total	100

RFP Milestones



Questions?

Contact:

HousingSecretariatRFP@toronto.ca