

Online Information Session

**RFP for Non-profit or Co-operative Housing and Support
Services Provider – 11 Brock Ave. & 35 Bellevue Ave.**

February 21, 2024

Introduction

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.

This session is being recorded for internal purposes. The recording will be used by staff to prepare an addendum based on the questions asked today. A copy of the slides and the addendum will be posted on the website.

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

- Housing Secretariat (general RFP, affordable housing program, support services, and site specific and development-related questions)
- Coordinated Access (tenant identification and matching)

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.

Agenda

1. RFP Overview
2. Summary of the new developments at:
 - 11 Brock Ave.
 - 35 Bellevue Ave.
3. Funding, Support Services & Access to Units
4. Making a Proposal
5. Evaluation Process
6. Q&As

RFP Overview

Creating Supportive Housing

- There are more than 10,000 people experiencing homelessness in Toronto, and new homes with supports are urgently needed to ensure everyone has a warm, safe place to call home.
- The City's HousingTO 2020-2030 Action Plan sets a ten year blueprint for action across the housing continuum, and calls for the approval of 65,000 affordable rental homes, including 18,000 supportive homes.
- In May 2022, City Council adopted the new 24-Month Plan, aiming to secure funding to create 4,000 new affordable and supportive housing opportunities.
- The Projects at 11 Brock Ave and 35 Bellevue Ave will assist in reaching this target, creating at least 107 new rent-geared-to-income and supportive housing units.

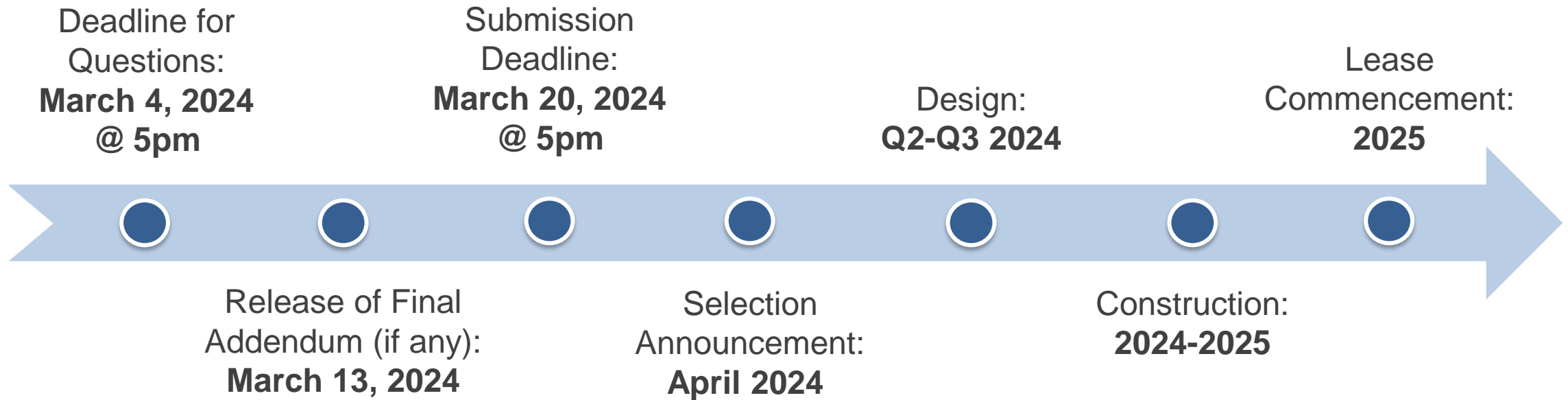
Who Should Apply?

- The City is looking to select experienced **non-profit or co-operative** housing and support services provider(s) to lease and manage the buildings at 11 Brock Ave and 35 Bellevue Ave. based on a number of criteria, including but not limited to:
 - Experience managing affordable, social, and/or supportive housing using a Housing First approach
 - Experience providing support services to a range of tenants, particularly people experiencing chronic 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
- Proponents are invited to submit a proposal for one or both of the properties.
- 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.

Development Process & Timeline

- Successful proponent(s) will be selected earlier in the development process
- Opportunity to provide input into the design stage of the project
 - Informed throughout the construction phase
 - Participate in the commissioning phase
- Opportunity to collaborate in the community engagement process related to construction prior to completion and tenanting

RFP Milestones

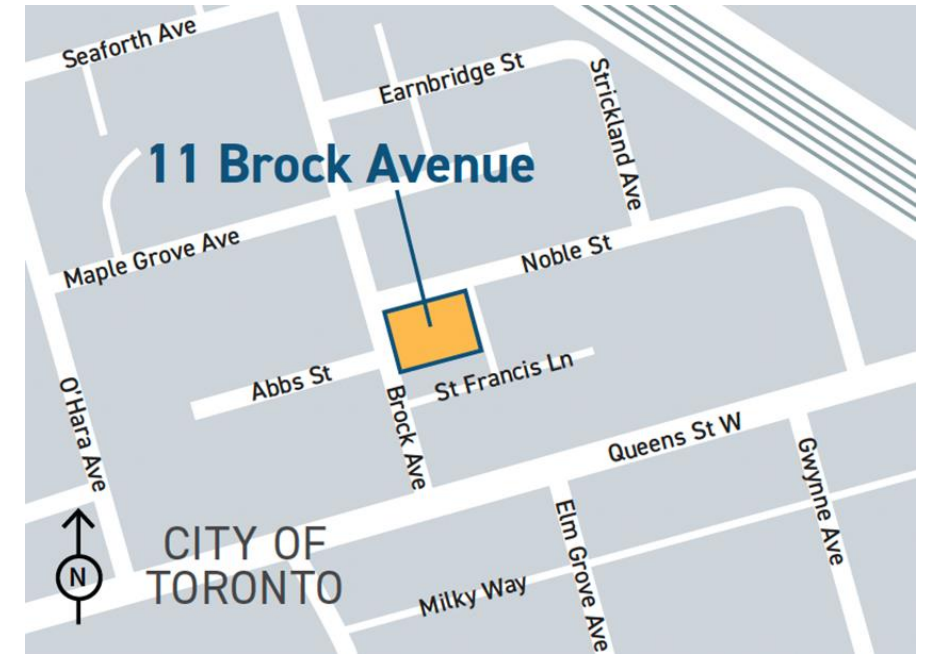


Summary of New Developments

11 Brock Ave. & 35 Bellevue Ave.

11 Brock Ave.

- Located in Toronto at Queen and Lansdowne, the vacant lot at 11 Brock Ave was purchased by the City in 2019 from the LCBO and declared surplus for affordable housing.
- The site is walking distance to Freshco, No Frills, Metro and other independent grocery stores
- In close proximity to Queen West Community Health Clinic
- Other community services such as West Neighbourhood House Community Services, Kababayan Multicultural CentreParkdale Activity and Resource Centre and Toronto Public Library Parkdale
- 11 Brock Ave is serviced by TTC including the 501 streetcar and 29 Dufferin and 47 Lansdowne buses



11 Brock Ave. Building Details

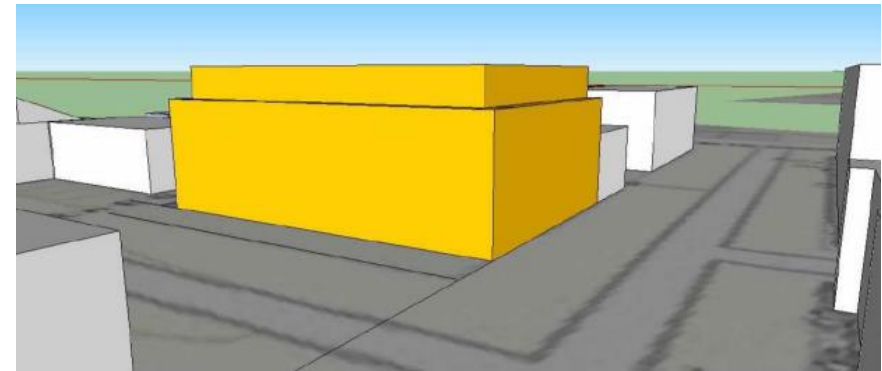
- The building is proposed as 4-storeys with 40 studio units

Building typically includes:

- Indoor amenity, includes lounge and dining areas
- Fully equipped commercial kitchen and shared laundry for tenants
- An elevator and a waste storage room
- For administrative purposes, the building will include staff offices, meeting rooms, dedicated tenant support rooms and staff washrooms
- Private outdoor amenity area for tenants
- Bicycle parking



Preliminary massing of 11 Brock – view from southeast



Preliminary massing of 11 Brock – view from northwest

35 Bellevue Ave.

- Located in the Kensington Market neighbourhood near Dundas and Bathurst street, the site is currently a surface parking lot operated by Toronto Parking Authority (TPA) .
- The site is adjacent to Kensington market amenities, Scadding Court Community Centre, the Toronto Public Library Sanderson Branch, and St Stephens Community House, and Toronto Western Hospital.
- 35 Bellevue Ave. is serviced by the 511, 505, 506, 510 TTC streetcars



35 Bellevue Ave. Building Details

- The building is proposed as a 5-storey modular building with 67 studio units

Building typically includes:

- Indoor amenity area, including lounge and dining areas
- Fully equipped commercial kitchen and shared laundry for tenants
- An elevator and a waste storage room
- For administrative purposes, the building will include offices and staff rooms, dedicated tenant support rooms, staff washrooms and meeting rooms.
- Private outdoor amenity area for tenants
- Bicycle parking



Existing condition of 35 Bellevue Avenue as a parking lot

Unit Details

Units typically include:

- Self-contained studio homes with a private bathroom and kitchenette
- Min. 20% of the units will be barrier-free units
- All units may be fully furnished (at City's expense) with a bed frame, bedbug resistant mattress, table and chairs, chest of drawers, armchair, and kitchenette including microwave, full-sized fridge, and induction cooktop unit.
- Three-piece bathrooms include a toilet, shower, and sink.



Studio home at 321 Dovercourt Rd.

Funding, Support Services & Accessing Units

Funding & Benefits

Support funding

One time start up funding:	\$2000/unit
Estimated annual support services funding:	\$2500/unit/month*

*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.

Tenant affordability and housing benefits

- 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.

Lease amount and term

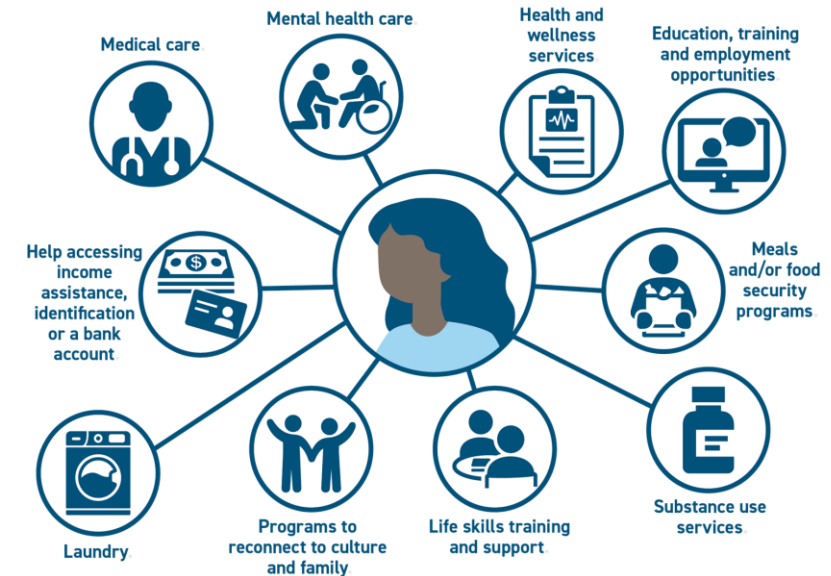
- \$2 annually (50 year lease)

Property taxes

Subject to approval of City Council, the properties will both be exempted from property taxes, for municipal and school purposes, for the duration of the lease.

Support Services

- Proponent must provide 24/7 housing stability support services to tenants for the term of the approximately 50-year lease, including as needed:
 - Housing stability and eviction prevention supports
 - Economic and social/community integration supports
 - Health and wellness 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 applicant 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.



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.
- The Access Plan will provide details on the Priority Access to Housing and Supports (PATHS) process which the successful proponent is expected to participate in.
- Access Plan template included in RFP posted, for information.

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
- Tenants will be referred 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 outlined 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.

Making a Proposal

Making a Proposal

Section 4 details the required components of the RFP including:

4.1 – Executive Summary

- To include a letter of introduction providing a brief introduction to the proponent and team making the proposal signed by person(s) authorized to sign on behalf of the Proponent, a table of contents, and a signed copy of the Offer to Lease

4.2 – Affordable Rental Housing Management and Eviction Prevention Experience and Qualifications

- Opportunity to demonstrate the proponent's experience in managing affordable rental housing and supporting eviction prevention, including case study examples

4.3 – Corporate Financial Viability

- Opportunity to demonstrate the proponent's financial capacity and experience through submission of audited financial statements and description of proponent's approach to property budget management

Making a Proposal (continued)

4.4 – Operating and Management Plan*

- Demonstrate the specific operating plan for the site(s), outlining the roles and responsibilities of parties involved in the management of the building
- Completion of the annual and 10-year operating budget to demonstrate the sustainability of the project(s) over time
- Must include a phased occupancy plan describing the approach to tenancing the building over the first 30-90 days after handover of the building

4.5 – Support Services Experience and Qualifications

- Describe their experience and qualifications in providing support services, either directly by the Proponent, or through partnerships with other organizations. Must submit at least 1 case study example.
- Must also describe experience of the Proponent in participating in the City of Toronto's Coordinated Access system

Proponents submitting a proposal for both sites must submit a separate response for each site

Making a Proposal (continued)

4.6 – Support Services Plan*

- This section should specify the tenant population(s) that will be supported at the building, and how support services will be tailored to meet their needs and contribute to positive housing and well-being outcomes.
- Proponents must submit Appendix 7 Support Services Budget, which funds on site support services. Proponents are strongly encouraged to supplement the funding available from the City with other sources, if available.
- The Support Services Plans submitted under this RFP will form part of the Agreement with the City.

4.7 – Community Communications and Outreach Plan*

- Demonstrate ability to work with local organizations and neighbours to manage relationships and build a safe and inclusive community for everyone. This includes the experience of the Proponent in managing Community Liaison Committees, and plans to effectively manage any neighbourhood issues, should they arise.

4.8 – Additional Mandatory Requirements

- Each proposal must include in the completed mandatory submission form provided in Appendix 8 – Mandatory Submission Form. Only one copy is required, whether submitting proposals for one or both sites.

Evaluation Process

Evaluation

- Selection committee of City staff
- 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 and Eviction Prevention Qualifications	20
Corporate Financial Viability	10
Operating and Management Plan (including 10-year operating budget)	20
Support Services Qualifications	15
Support Services Plan	25
Community Communications and Outreach Plan	10
Total	100

Questions?

Contact:

HousingSecretariatRFP@toronto.ca