

**REPORT NO. 345 of the  
SOCIAL DEVELOPMENT,  
HEALTH & CULTURE STANDING COMMITTEE**  
of its meeting held November 4, 2015

**Present:** Councillor Ed Sleiman, Chair  
Councillor Rino Bortolin  
Councillor John Elliott  
Councillor Jo-Anne Gignac

**Regrets:** Councillor Paul Borrelli

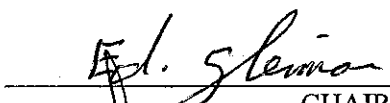

That the following recommendation of the Social Development, Health and Culture Standing Committee **BE APPROVED** as follows:

Moved by Councillor Gignac, seconded by Councillor Elliott,  
**THAT** the report of the Executive Director of Housing and Children's Services dated September 30, 2015 regarding Outcome RFP 35-15 - \$1.2M - Rental Housing Component (RHC) of the Investment in Affordable Housing Program (2014 Extension) **BE RECEIVED** for information.

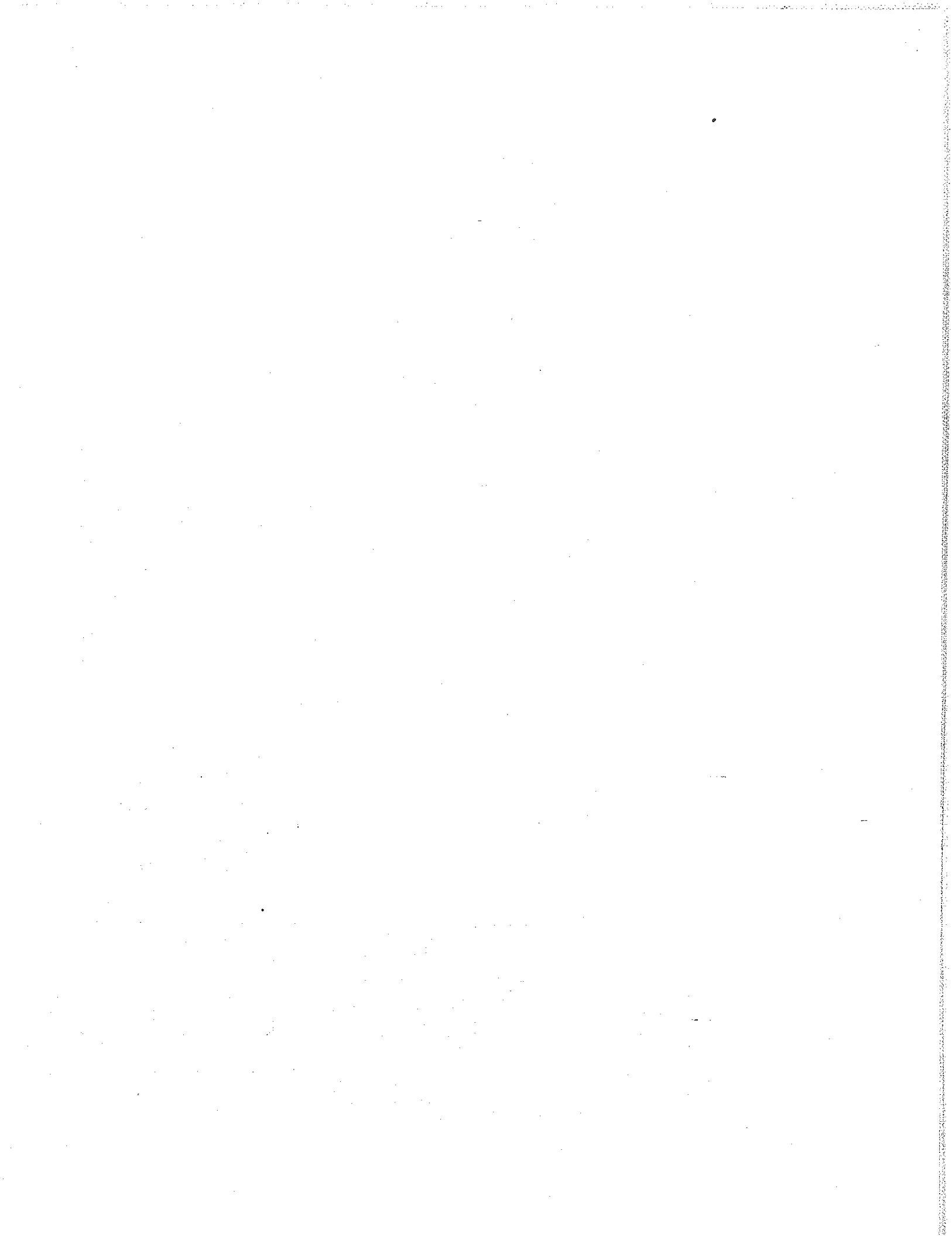
Carried.

Clerk's Note: The report of the Program Coordinator, Housing & Children's Services dated October 23, 2015 entitled "Outcome RFP 35-15 - \$1.2M - Rental Housing Component (RHC) of the Investment in Affordable Housing Program (2014 Extension) - City Wide" is attached as background information.

S 1/2015 GH/6905

  
CHAIRPERSON  
  
SUPERVISOR OF COUNCIL SERVICES

<b>NOTIFICATION:</b>				
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## Housing and Children's Services

### MISSION STATEMENT

*"Our City is built on relationships – between citizens and their government, businesses and public institutions, city and region – all interconnected, mutually supportive, and focused on the brightest future we can create together"*

<b>REPORT #: S 1/2015</b>	<b>Report Date: 10/23/2015</b>
<b>Author's Contact:</b> <b>Rob Oleynik Program Coordinator</b> <b>Housing and Children Services</b> <b>519 255-5200 ext. 6278</b> <b>roleynik@citywindsor.ca</b>	<b>Date to Council: November 4, 2015</b>
	<b>Clerk's File #: GH/6905</b>

**To: Mayor and Members of City Council**

**Subject: Outcome RFP 35-15 - \$1.2M - Rental Housing Component (RHC) of the Investment in Affordable Housing Program (2014 Extension) -- City Wide**

### **RECOMMENDATION:**

THAT the report of the Executive Director of Housing and Children's Services dated September 30, 2015 regarding Outcome RFP 35-15 - \$1.2M - Rental Housing Component (RHC) of the Investment in Affordable Housing Program (2014 Extension) **BE RECEIVED** for information.

### **EXECUTIVE SUMMARY:**

N/A

### **BACKGROUND:**

The purpose of this Report is to advise Council of the outcome of RFP 35-15 under the Rental Housing component of the Investment in Affordable Housing Program (2014 Extension).

On August 25, 2014, Windsor City Council approved the City's participation in the 6 year IAH (2014 Extension) Program to act as the Service Manager to deliver the program in the Windsor Essex region and to participate as a municipality in Windsor Essex (Council Report # 17344). Year 2 of the program runs from April 1, 2015 to March 31, 2016 on a "use it or lose it basis".

Council Resolution # 217/2014 states:

**“THAT** the Executive Director of Housing and Children’s Services **BE AUTHORIZED**, throughout the duration of the IAH (2014 Extension), to take such actions required to implement, operationalize and manage the program, apply practical operational tasks and activity, approve projects, allocate funds, withdraw, negotiate and re-allocate program funds, including re-allocation between the different IAH (2014 Extension) components and program recipients, agencies and organizations to maintain and ensure compliance with program rules and criteria and/or to enable full take-up of program funds and/or to address local community housing needs.”

In Year 2 Housing Services allocated \$1.2M to the Year 2 Rental Housing component of the program and released RFP 35-15 on June 9, 2015 with a Closing Date of July 20, 2015.

The Rental Housing component is a capital funding component provided on a 20 year forgivable loan basis, intended to provide affordable rental housing units. The Rental Housing component will fund up to 75% of the total capital cost per unit or \$150,000 per unit, whichever is less, for qualifying new builds, acquisition and rehabilitation or commercial conversion to residential rental projects. Participating landlords are required to maintain rents at 80% of the then current CMHC average or alternate market rents each year and must select tenants that meet the same criteria as required by the Central Housing Registry for social housing developments. Participating municipalities are required to set the property tax rate equivalent to the single residential rate for units receiving funds under the IAH (2014 Extension).

**DISCUSSION:**

A total of 10 proposals were received. One proposal was disqualified and 9 proposals representing approximately \$8,205,800.00 for 118 units were evaluated for the available program funding. The following is a City/County overview of the proposals received:

Item	No. of Proposals	No. of Units Proposed	Program Funds Requested
City	5	81	\$3,375,800
County	4	37	\$4,830,000.
<b>Totals</b>	9	118	\$8,205,800.

City staff representation included Finance, Housing and Planning. Also included in the evaluation committee were the County Planner and a Central Housing Registry representative. The submitted responses were evaluated for mandatory requirements by Purchasing / Housing Services and then given to the Evaluation Team for review and 'grading' according to a grading schedule provided in the RFP document. Each member of the team did their own evaluation and grading according to the program IAH (Investment in Affordable Housing Program) requirements. The team then met to review and evaluate all proposals and to come to an agreement on a ranking based on the IAH program requirements as well as the limitation of the amount of funding available (\$1.2 million). The 9 proposals that made it to the review phase were requesting over \$8 million in funding. The team decided on two options. The preferred proponents funding request was for \$1.6 million, the evaluation committee recommended that Housing Services approach the proponent to determine whether they would still be able to proceed with the project at this funding level. The preferred proponent agreed to complete the project within this funding allocation with a small reduction in the number of units for the project.

The RFP 35-15 Evaluation Committee selected the proposal submitted by 1741110 Ontario Inc. for the program funding allocation of \$1,200,000. The project will be located on Prince Albert Street in Kingsville Ontario and will have 10 one bedroom-one floor units with basements for seniors. The project will include accessibility and energy efficient features.

### **RISK ANALYSIS:**

**Resource Risks** – there will be an impact on resources within Housing Services which are within budget limits. It is believed the impact is manageable. Resource risks are considered low impact and of possible likelihood.

**Timing Risks** – The program timelines set out by the Ministry of Municipal Affairs and Housing are restrictive. If specific functions are not completed within specific timelines, the program funding may be withdrawn. Timing risks are considered high impact but manageable.

**Cross-Corporate Impact Risks:** There are no impacts on other departments. It is considered low impact and unlikely to occur.

**Community Impact Risks:** Community risks are considered low impact.

**Other Risks:** None identified.

### **FINANCIAL MATTERS:**

The project is funded 100% by the Federal and Provincial governments. The Town of Kingsville provides the single residential tax concession required under the program. As

a result, there is no impact on the City budget in proceeding with the decision of the RFP 35-15 Evaluation Committee.

**CONSULTATIONS:**

None

**CONCLUSION:**

Housing Services is satisfied with the project selected by the RFP 35-15 Evaluation Committee. Community housing stakeholders have frequently noted there is a lack of supply of affordable housing in the County and an additional 10 units, although modest in number, can only serve to provide choice not previously available and help assist those in need of affordable housing in the Windsor Essex Service Area.

**PLANNING ACT MATTERS:**

N/A

**APPENDICES:**