



Conseil des Services du District de
Manitoulin-Sudbury
District Services Board

Expression of Interest

DEVELOPMENT OF AFFORDABLE HOUSING

Document: DSB 2019-001

Issue Date: March 15, 2019

Closing Date: June 20, 2019

Closing Time: 2:00 p.m. local time

Bid Submissions are to be delivered to:

Manitoulin-Sudbury District Services Board

210 Mead Blvd.

Espanola, ON.

P5E 1R9

Introduction

Manitoulin-Sudbury District Services Board (Manitoulin-Sudbury DSB) is requesting responses to this Expression of Interest (EOI) from non-profit and private sector organizations wishing to create affordable rental housing within the Manitoulin-Sudbury DSB jurisdiction. Responses to this EOI received by the Manitoulin-Sudbury DSB will be considered for funding through real estate property allocation.

The Manitoulin-Sudbury DSB would like to hear from respondents with their ideas, concepts or specific responses to create new affordable housing for low income households.

There are three (3) vacant parcels of land owned by the Manitoulin Sudbury DSB available for development and are intended to be provided as a capital contribution for this EOI:

- 1) Gore Bay (Pin 47108-0389 Lot 15 and lot 16),
ZONED: R-1 residential, O2 Conservation.
- 2) Espanola Queensway (Lot 123 part of lot 9, Con 4 Township of Merritt),
ZONED: R-1
- 3) Espanola Arthur Court (Lot 43-part 10, Lot 44-part 9 and Lot 45-part 8 of parcel 20548 (Plan SR-2245)), ZONED: R-1

Additional Rental Housing program funding may be available through Canada Mortgage & Housing Corporation (CMHC) or other agencies and may be able to be stacked with the Manitoulin-Sudbury DSB contribution.

The Manitoulin-Sudbury DSB will review all expressions of interest and gauge the amount of interest in the project and the general viability of the endeavor. After a review of submissions received and the Manitoulin-Sudbury DSB is satisfied the project has merit, will meet the needs of the community and is viable, it may request more details including a capital and operating budget for each project.

The Manitoulin-Sudbury DSB reserves the right to reject all expressions of interest and take no further action.

Responses

Eligible projects must be one of the following:

- New construction, residential buildings to maintain or increase the affordable rental housing stock
- Social housing development
- Other

If the proponent does not intend on building affordable housing, full market value for the lot would need to be paid.

While the rental housing can be for a range of unit sizes it should be noted that the greatest need identified by the Manitoulin-Sudbury DSB Waitlist Statistics (appendix A – Waitlist September 2018) is for one-bedroom units.

The proposed units must be suitable for tenants to live independently. While the Manitoulin-Sudbury DSB would allow the affordable rental housing to bill separately for utilities, preference will be given for rental housing which is made more affordable by including some or all utilities in the monthly rate.

Apartment buildings being proposed in excess of one floor must include accessibility to additional floors. Preference will be given to responses that incorporate energy efficiency measures, positive design, and barrier free features for persons with disabilities.

The Manitoulin-Sudbury DSB is prioritizing the involvement of Non-Profit Housing Providers in order to grow the number of affordable units within the housing system over the long term. As such, an EOI will receive additional consideration for a commitment to the greatest number of affordable units.

Note: Affordability may be achieved in partnership with the Manitoulin-Sudbury DSB [Direct Shelter Subsidy Program](#) (DSS).

Projects approved must remain affordable for a minimum period of 20 years and have at least 30% of units affordable. Affordability is defined as having rents for the project that are at or below 80% of Market Rent (MR) per the Manitoulin-Sudbury DSB.

Unit Size	Market Rents	Affordable Rents
Bachelor Unit	\$805	\$644
1 - Bedroom	\$940	\$752
2 – Bedroom	\$1,025	\$820
3 – Bedroom	\$1,105	\$884
4 – Bedroom	\$1,355	\$1,084

Projects may include affordable and market units. Multi-structured buildings are acceptable.

Preferences

While all Responses to the EOI will be considered, the Manitoulin-Sudbury DSB is most interested in responses which are construction ready:

- Site-specific architectural building plans are provided
- Architectural plans meet zoning requirements
- Financial viability has been proven
- Project targets a priority group (as identified in Appendix A)

The Manitoulin-Sudbury DSB will also give priority to responses which:

- Have rent levels lower than those listed in the EOI
- Include all utilities in rent
- Feature energy efficiency measures
- Offer positive design features
- Offer accessibility features for persons with disabilities including access to multiple floors
- Offer affordability for longer than 20 years

The Manitoulin-Sudbury DSB will provide to the successful bidder:

- Completed Phase 1 Environmental Assessments,

Submission Details

What to Include in Responding to the Expression of Interest:

In the response to the EOI respondents should include:

- The name of the respondent and the key contact information (phone number, fax number, mailing and e-mail addresses)
- The respondents experience in residential development, construction, property / tenant management and sales
- Additional zoning requirements
- The number, type and size of the units offered for this program
- The proposed rents (and whether utilities are to be included)
- A preliminary capital budget and, if applicable, an operating budget
- Mortgage financing details (if known)
- Any relevant partnerships (other agencies, other program funding)
- Three professional references that may be contacted. Include name, position, organization, and telephone number.

In order to be considered three copies of your Expression of Interest sealed in an envelope, clearly identified with: the Manitoulin-Sudbury District Services Board EOI 2019-001 Development of Affordable Housing shall be received no later than 2:00 pm on Thursday June 20, 2019 at the following location:

Manitoulin-Sudbury District Services Board
210 Mead Blvd.
Espanola ON.
P5E 1R9

Submissions received after the closing date shall not be accepted and shall be returned unopened.

It is the sole responsibility of the proponent to ensure their submission is received by the Manitoulin-Sudbury DSB no later than the closing date and time and at the location specified.

The Manitoulin-Sudbury DSB will not be responsible for submissions delivered by courier and/or mail.

Submissions by facsimile, email, or telephone will not be accepted.

All questions/inquiries related to this EOI shall be directed in writing via electronic mail or fax to:

Supervisor of Infrastructure and Asset Management
Manitoulin-Sudbury District Services Board
210 Mead Blvd.
Espanola, ON P5E 1R9
Fax: (705) 862-7866
Email: iamcorrespondence@msdsb.net

The Manitoulin-Sudbury DSB is not liable for any costs incurred by respondents in the preparation of a response to this EOI. The Manitoulin-Sudbury DSB shall not be responsible for any liabilities, cost, expenses, loss or damage occurred sustained or suffered by any respondent, prior to, or subsequent to, or by reason of any delay in the acceptance of the response to the EOI.

The Manitoulin-Sudbury DSB reserves the right to request respondents to clarify any information related to the EOI.

The information submitted in response to this EOI will be treated in accordance with the relevant provisions of the Municipal Freedom of Information and Protection of Privacy Act.

Appendix A

Table 2: Population, Type and # of Units, Demand based on # of Bedrooms								
Social Housing Waitlist as of Sept 19, 2018					# of Bedrooms			
Municipality	Property Address	Local Population	No. of Units	Types of Unit	1	2	3	4
Espanola	Multiple Buildings	5,079	62	1,2,3,4 Bed	119	19	20	13
Mindemoya	29 Nixon	1,955	24	1 Bed	22	1	0	0
Little Current	66 Robinson	2,315	20	1 Bed	28	3	0	1
Noëlville	40 St. Christophe	2,442	21	1 Bed	24	2	0	0
Chapleau	2 Buildings	2,069	26	1,2,3,4 Bed	21	8	3	4
Massey	410 Bell	1,000	21	1 Bed	18	3	2	0
Warren	17 Stanhope	2,347	19	1 Bed	16	0	0	0
St. Charles	25 John	1,280	23	1 Bed	13	0	0	0
Webbwood	10 O'Neil	600	24	1 Bed	12	1	1	0
Gore Bay	2 Buildings	850	32	Bach&1Bed	30	1	1	0
Manitowaning	76 Wellington	765	16	1 Bed	11	1	2	0
		20,702	288	Totals	314	39	29	18
Grand Total					400			