



Social Services Department
Housing Services
T 519.824.7822 1.800.663.0750
F 519.837.6349

138 Wyndham Street North
Guelph ON N1H 4E8
www.wellington.ca/housing

September 29, 2021

To: Guelph City Council

Re: City of Guelph Affordable Housing RFP Recommendations

It is with great pleasure that I provide the official recommendations listed below to the City of Guelph Council for the 2021 City of Guelph Affordable Housing request for proposal, on behalf of the County of Wellington.

The County of Wellington is the provincially designated Service Manager of social services in Guelph and Wellington County. As such, we deliver, administer and support many different programs and initiatives that serve the vulnerable populations of our community. Of particular interest to our division is the area of homelessness, social and affordable housing. As both a funder and delivery agent for these programmes in our community, we are invested in working collaboratively with our community partners to find housing solutions.

The 2021 City of Guelph Affordable Housing request for proposals (RFP) received four proposals for the development of affordable housing within the City of Guelph. As a part of the evaluation process, the County created an RFP evaluation team similar to our approach in previous County led affordable housing RFPs. The RFP evaluation team consisted of County representatives from the Housing Services division (Housing Operations, Housing Programmes and Housing Stability teams), the County's Planning and Treasury departments as well as a representative from the City of Guelph. The team reviewed the four proposals and evaluated them on the criteria listed in the RFP, which was broken down into the following categories: Business Plan and Financial Viability, Proponent Qualifications and Partnerships, Development Plan/Design and Target Groups, and Milestones/Ready Start Status.

The four proposals submitted to the 2021 RFP had a total combined funding ask of over \$3.4 million and proposed the creation of 90 units of housing with 83 units being affordable (below 80% of local average market rent) and 7 units being 100% of local average market rent. The County of Wellington is recommending fully funding the proposal asks from the Welcome In Drop In Centre's Grace Gardens project as well as the Wyndham House Youth Supportive Housing project. Both of these projects scored very well in the evaluation process and represent excellent opportunities to create long term affordable housing options that will also support our community's goal of ending chronic homelessness.

The Welcome In Drop In Centre's Grace Gardens proposal has a total funding ask of \$884,000 to support the creation of 32 affordable supportive housing units. This project has previously received funding from the County of Wellington through federal/provincial affordable housing request for proposals. The project is currently in the final stages of an application under the CMHC Rapid Housing Initiative to fully fund the remainder of the project's capital needs, which would leave the project debt free.

The Wyndham House Youth Supportive Housing proposal has a total funding ask of \$383,646 to support the creation of 8 affordable supportive housing units. This project has previously received funding from the County of Wellington through provincial affordable housing funding and is ready to begin construction. This funding will leave this project largely debt free.

The remaining proposals submitted under the 2021 City of Guelph Affordable Housing RFP are great projects for consideration in future affordable housing RFPs, should they choose to submit. These two proposals did not provide the same in-depth proposal details, as they were not as far along in terms of development milestones and ready start requirements. If any of the proponents have questions about the evaluation process, they are encouraged to reach out to the Housing Programme Manager at the County of Wellington.

The County fully supports and recognizes all of the proponents for their collective efforts at helping achieve our vision of our "A Place to Call Home" 10-year Housing and Homelessness Plan, which states "Everyone in Guelph Wellington can find and maintain an appropriate, safe and affordable place to call home." All efforts that these proponents are able to make towards providing supportive and affordable housing options in our community will be incredibly valuable and are much needed. It is through developing these types of affordable housing options that our community could leave an incredible legacy of improved health and wellbeing for our most vulnerable neighbours.

This request for proposals process was administered with existing staff resources, and the County of Wellington does not require additional funding to support the associated 2021 work at this time. However, if additional costs are incurred in future request for proposals administered by the County of Wellington on behalf of the City of Guelph, the County of Wellington retains the ability to transfer those costs along to the City as the existing relationship permits.

Should you have any questions please contact me at any time.

Sincerely,



Eddie Alton
Social Services Administrator