

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

April 20, 2022

Re: City of Guelph Affordable Housing RFP Recommendations

To Guelph City Council,

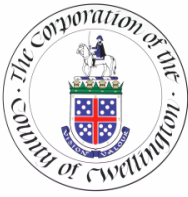
It is with great pleasure that I provide the official recommendations listed below to the City of Guelph Council for the 2022 City of Guelph Affordable Housing request for proposal (RFP), on behalf of the County of Wellington.

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 programmes 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 2022 City of Guelph Affordable Housing request for proposals received two submissions 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 two 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 two proposals submitted for the 2022 RFP had a total combined funding ask of over \$1.5 million and proposed the creation of 40 units of housing with all 40 units being affordable (below 80% of local average market rent).

The County of Wellington is recommending fully funding the proposal ask from the Kindie Communities' Supportive Housing project. This project scored very well in the evaluation process and represents an excellent opportunity to create long term affordable housing options that will also support our community's goal of ending chronic homelessness.



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The Kindle Communities' Supportive Housing proposal has a total funding ask of \$1,364,050 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 National Housing Co-Investment Fund to finance the remainder of the project's needs. Receipt of municipal funding will reduce the debt the organization will need to finance, which will in turn increase the long-term viability of the project.

The remaining proposal submitted did not meet the submission requirements of the RFP and after review, was not considered for funding by the evaluation team. 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 the 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 2022 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,

A handwritten signature in black ink, appearing to read "Eddie Alton".

Eddie Alton
Social Services Administrator