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|------------|---------------------------------------------------------------------------------------------------------------------------|
| Report To: | Property Committee                                                                                                        |
| From:      | Connie Morphet, Director of Finance & Administration<br>Patrick Wittmann, Supervisor of Infrastructure & Asset Management |
| Date:      | February 27, 2019                                                                                                         |
| Re:        | Request for Expression of Interest - Issue Report                                                                         |

## Purpose

This report is intended to provide the Property Committee and the Board with details of an Expression of Interest (EOI) for utilization of 3 vacant properties owned by the DSB. The EOI is intended to solicit responses from non-profit and private sector organizations wishing to create rental housing.

## Background

The province downloaded 3 vacant properties to the Manitoulin-Sudbury DSB along with the social housing properties at devolution. Manitoulin-Sudbury DSB Board approved the [Social Housing Portfolio Review - Issue Report](#) in October 2017 and the [Social Housing Portfolio Renewal - Issue Report](#) in October 2018. The [10 Year Housing and Homelessness Plan – 2018 Progress Report](#) also is updated annually and informs these considerations.

## Vacant Land

There are three (3) vacant parcels of land owned by the Manitoulin Sudbury DSB available for development.

- 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

## Expression of Interest

The Manitoulin-Sudbury DSB staff expect the EOI will solicit project proposals for new-construction, residential buildings on the vacant land to increase the rental housing stock. Proponents are encouraged to engage additional rental housing program funding available through Canada Mortgage & Housing Corporation [National Co-Investment Fund](#)

for new construction, [Housing Investment Corporation](#) or other agencies to further improve affordability.

The DSB will prioritize 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 from Non-Profits will receive additional consideration for a commitment to the greatest number of affordable units.

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

The rental housing can be for a range of unit sizes, but the greatest need identified by the Manitoulin-Sudbury DSB Waitlist is for one bedroom units. (see Appendix A).

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 rent.

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.

Projects approved must have at least 30% of units with affordable rents and must remain affordable for a minimum period of 20 years. Affordability is defined as having rents for the project that are at or below 80% of the Manitoulin-Sudbury DSB Market Rent amount based on unit size.

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

Affordability may be achieved in partnership with the Manitoulin-Sudbury DSB Direct Shelter Subsidy Program where individual tenants qualify for the program.

The DSB will review all EOI proposals and gauge the amount of interest in the project and the general viability of the endeavors. Once submissions are reviewed and deemed viable in meeting the needs of the community, staff will provide a report for the Property Committee for their review.

### **Recommendations**

DSB staff are recommending that the Expression of Interest for the development of new affordable housing utilizing three vacant properties be recommended by the Property Committee for approval by the Board.

### Appendix A

The table below is a list of the population, number of current Social Housing units and the demand based by community. The data is based on the DSB waitlist and calls received requesting housing.

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