



## **Expression of Interest**

# **DEVELOPMENT OF AFFORDABLE AND MARKET HOUSING**

Document: **SSMHC 2020-001**

**Issue Date: February 3, 2020**

**Closing Date: February 28, 2020**

**Closing Time: 2:30 p.m. local time**

Submissions are to be delivered to:

Sault Ste. Marie Housing Corporation

180 Brock St.

Sault Ste. Marie, ON

P6A 3B7



Ontario Works



Housing



Child Care

Housing Services  
180 Brock Street  
Sault Ste. Marie, ON  
P6A 3B7

[www.socialservices-ssmd.ca](http://www.socialservices-ssmd.ca)  
Tel: 705-759-7748  
Fax: 705-759-5212

## Introduction

The Sault Ste. Marie Housing Corporation (SSMHC) is requesting responses to this Expression of Interest (EOI) from non-profit and private sector organizations wishing to create affordable rental housing within the District of Sault Ste. Marie. Responses to this EOI received by the SSMHC will be considered for funding via real estate property allocation.

The SSMHC would like to hear from respondents with their ideas, concepts or specific responses to create new affordable and market rent housing.

There is currently one parcel of land owned by the SSMHC with two addresses available for development that are intended to be provided as a capital contribution for this EOI as well as all applicable Property Management services:

- 1) Civic Addresses 662 and 664 Second Line West, Plan number IR-10541 – Part of Block A and Part of 1 Ft Reserve Registered plan No. 514  
ZONED: R-4 low rise multi unit dwellings.
- 2) Phase 1 Environmental Assessment and a Geotechnical Report have been completed and are available for review.
- 3) The following Phases have been completed:

Phase 1 A – Site Services has been completed for the entire site consisting of clearing and grubbing along with the provision of site services, including but not limited to, entrance culvert, storm water management, waterworks, sanitary sewers, gas, electrical and telecom as well as sub-base preparation, rough grading and the restoration of the surfaces in the municipal right-of-way.

Phase 1B – Construction has been completed of one (1) 8 Unit one bedroom Apartment building and one (1) 9 Unit one bedroom apartment Building .

Phase 1C – Site Surface Works has been completed for the entire site including but not limited to, final grading, manhole/catch basin rim adjustments, granular compaction, concrete curbs, sidewalks, patio and pads, refuse enclosure, asphalt paving, signage and line painting, topsoil, sodding and hydro-seeding, planting beds and restoration of disturbed areas.

See Attached Site plan for exact location of future development.

Additional Rental Housing program funding may be available through CMHC or other agencies and may be able to be stacked with the SSMHC contribution.

The SSMHC 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 SSMHC 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 SSMHC 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 to match the exterior of the existing buildings on the site and the following minimum apartment sizes are required:
  - 1 bedroom 60.4 m<sup>2</sup> (650 square feet)
  - 2 bedroom 79.0 m<sup>2</sup> (850 square feet)

The proposed units must be suitable for tenants to live independently. While the SSMHC 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.

Preference will be given to responses that incorporate energy efficiency measures, positive design, and barrier free features for persons with disabilities.

The SSMHC is prioritizing 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 SSMHC Direct Portable Housing Subsidy Program (DSS).

The approved proposal must remain affordable for a minimum period of 20 years and have at least two (2) of the units affordable. Affordability is defined as having rents for the project that are at or below 80% of Market Rent (MR) per the District of Sault Ste. Marie Social Services Administration Board.

Unit Size	Market Rents	Affordable Rents
1 - Bedroom	\$936.36	\$749
2 - Bedroom	\$1,040	\$832

Projects may include a mix of affordable and market units.

## **Preferences**

While all Responses to the EOI will be considered, the SSMHC is most interested in responses which are design ready:

- Outline clearly defined design principles and energy conservation features.
- Provide Project Team information including architect, engineer, consultants, contractors and suppliers.
- Project design meets all applicable building codes and zoning requirements.

The SSMHC 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

To the successful bidder, the SSMHC will provide:

- Phase 1 Environmental Assessment, Geotechnical Report, Approved Site Plan, As Built for Phase 1A.

## **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 and sales
- Additional zoning requirements if required
- A list of completed projects of equal to or greater in size and scope than the existing buildings.
- 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
- Financial viability of project over 20 years
- An operating budget for 5 years
- 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 Sault Ste. Marie Housing Corporation EOI 2020-001 Development of Affordable Housing shall be received no later than 2:30pm on Friday, February 28, 2020 at the following location:

Sault Ste. Marie Housing Corporation  
180 Brock St.  
Sault Ste. Marie, ON  
P6A 3B7

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 SSMHC no later than the closing date and time and at the location specified.

The SSMHC 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 to:

**Jeff Barban**  
Director of Housing Services  
Sault Ste. Marie Housing Corporation  
180 Brock St.  
Sault Ste. Marie, ON  
P6A 3B7  
email: [j,barban@socialservices-ssmd.ca](mailto:j,barban@socialservices-ssmd.ca)

Any information provided by anyone other than the above mentioned will not be considered binding, nor will it change the requirements of this EOI.

The SSMHC is not liable for any costs incurred by respondents in the preparation of a response to this EOI. The SSMHC 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 SSMHC 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.