



Community and Health Services
Housing Services

Memorandum

TO: Members of Committee of the Whole
FROM: Adelina Urbanski
Commissioner, Community and Health Services
DATE: June 11, 2015
RE: **P-15-27: Expression of Interest Results**

Expression of Interest Background

On March 2, 2015 an Expression of Interest (EOI) was issued to the development community. The objective of the EOI was to determine if there was interest to partner with the Region to deliver new affordable mixed-income rental housing. Examples and potential ideas included but were not limited to:

- Develop building(s) for long-term lease to Housing York Inc.
- Lease a portion of building(s) to Housing York Inc.
- Sale or lease of condominium units
- Lease to own
- Shared ownership

Expression of Interest documents were picked up by 29 companies. An information meeting was held on March 11, 2015, with 10 companies in attendance.

Results

A total, of four submissions were received at the time of the EOI closing on March 31, 2015. The submissions had similarities in their request for relief from Regional and local development charges and levies, and in some cases property tax relief to make the projects viable. This message is consistent with what was heard from developers throughout the “Make Rental Happen” campaign. None of the submissions received contained any of the innovative or unique ideas that were expected.

Next Steps

Current Regional policy does not support the waiving of development fees and charges unless the project meets the rent and income requirements of the Capital Facilities Bylaw.

At this time the Region will not be going out with a request for proposal as was planned and staff feel that more work around comprehensive packages that include more than just fee waivers could also generate success within the development community. Staff will engage the Housing Action Lab, who have been working with the City of Toronto, to work with the research material that was produced by the Ryerson Rental Housing Research Group. Their project was prepared as part of the Make Rental Happen campaign and the Housing Action Lab will determine what is needed to operationalize it. Council will be asked for approval to issue an request for proposal if the appropriate incentives are able to be put in place.

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