

Request For Proposals ("RFP")

"RFP" stands for request for proposal(s).

It is a document that announces a project, describes it, and solicits bids from qualified contractors to complete it.

The City of Toronto requires a "RFP" process to select supportive housing service providers.

The deadline for the 150 Dunn Housing Provider is this coming Friday, June 9th.

The City with UHN and United Way are expected to decide over Summer 2023 (interviews are scheduled week of June 19th), with occupancy in Fall 2023.



Request For Proposals ("RFP")



The modular housing project at 150 Dunn is one of UHN's Social Medicine Initiatives.

It focuses on groups over-represented in Toronto's homeless population, with complex/chronic/acute health needs, and who are reoccurring patients at UHN clinics and emergency departments.

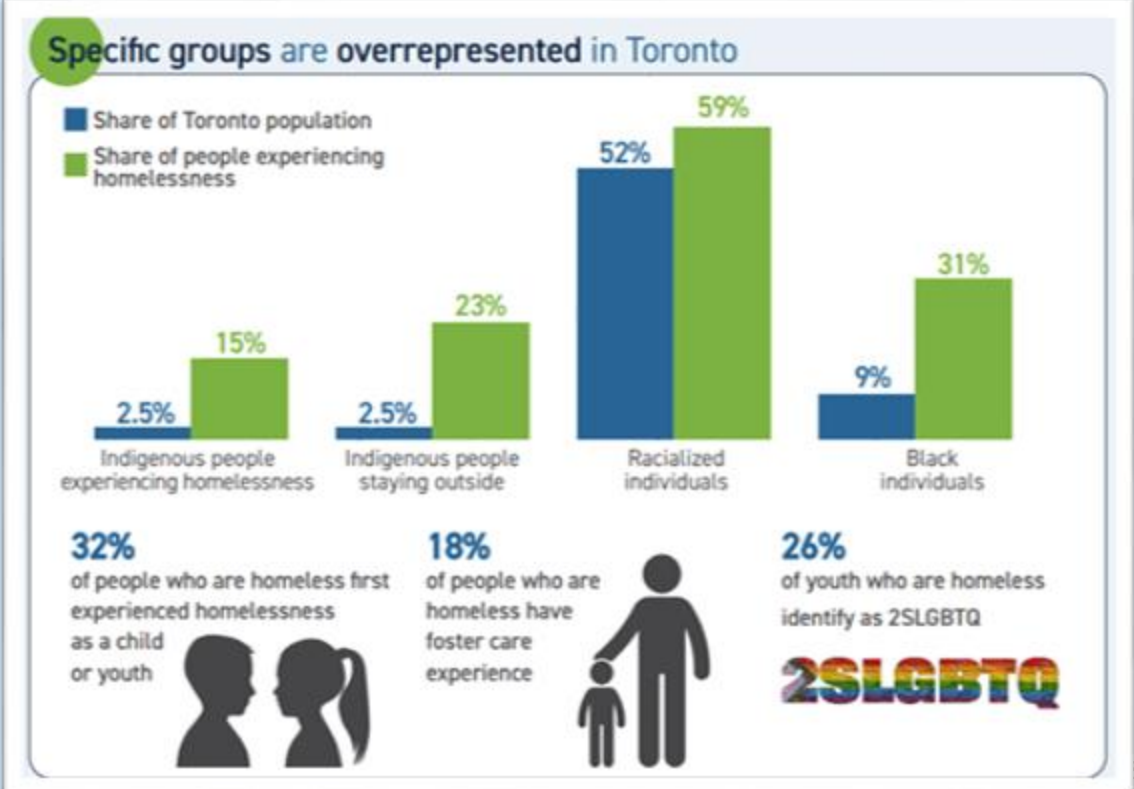
Its objective is to provide housing as a critical social determinant of health for individuals experiencing homelessness.

Street Needs Assessment (2021)

Streets Needs Assessment is a City wide count and survey of people experiencing homelessness in Toronto by the City's Shelter, Support and Housing Administration (SSHA) in collaboration with community partners.

Data from Street Needs Assessment (2021):

- 7,400 people are experiencing homelessness in Toronto
- 74% chronically homeless (homeless for six months or more over the past year)
- Indigenous Peoples, Black people, and 2SLGBTQ+ people, are overrepresented in Toronto's homeless population.
- 76% of respondents have one or more health challenge, with a majority (51%) reporting two or more health challenges.
- Individuals who are chronically homeless have a six-fold increased rate of reporting two or more health challenges.



Social Medicine Housing at 150 Dunn

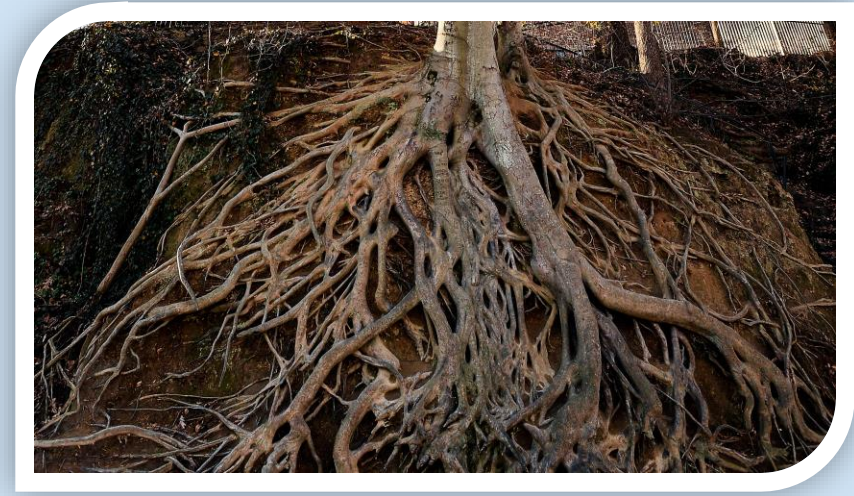


- 150 Dunn Ave is being designed to include strategies that address the social determinants of health – such as housing, food, financial security – and their long-term impacts on individuals’ quality of life. The housing model will incorporate a range of health and social services to be delivered on-site.

Social Medicine Housing

Determinants of health: Range of personal, social, economic and environmental factors that determine individual and population health. The main determinants of health include:

- Income and social status
- Employment and working conditions/
Education and literacy
- Childhood experiences
- Physical environments
- Social supports
- Coping skills and Healthy behaviours
- Access to health services
- Biology and genetic endowment
- Gender/ Culture/ Race/ Racism



Social determinants of health: Specific group of social/ economic factors within the broader determinants of health.

These relate to an individual's place in society, such as income, education, or employment. Experiences of discrimination, racism and historical trauma are important social determinants of health.

Who will be tenants?

Chronic Homelessness:

Tenants must meet at least one of the following criteria, to be prioritized for housing at the site:

- At least 6 months (180 days) of homelessness over the past year;
- Recurrent experiences of homelessness over the past 3 years, with a cumulative duration of at least 18 months (546 days)

Intended future tenants will be individuals referred by UHN who will be cross-referenced with Coordinated Access, with the intent to prioritize individuals who recurrently utilize UHN clinics and/or emergency departments

Prioritizing Groups:

The following groups will be prioritized:

- Indigenous Peoples identified as First Nations, Inuit, or Metis;
- Black people experiencing homelessness, identified as African, Afro-Caribbean, or AfroLatin;
- Persons with complex health needs, who have at least one of the following conditions:
 - Concurrent chronic health conditions;
 - Functional and cognitive impairments;
 - Mental health and substance use disorders
 - Physical disability;
 - Currently or historically sleep outdoors

How will rent work?

- City of Toronto will make available Housing Benefits to all eligible tenants. The housing provider as a landlord will receive difference between 80% of city-wide Average Market Rent (AMR) for any one unit and amount paid by tenant
- 2023 80% Average Market Rents for Studio Unit is \$1,054
- Maximum Annual Income Limit of a tenant: \$50,592
- Future increases will apply Residential Tenancies Agreement guidelines; **NOTE** exemption for new buildings will not apply at 150 Dunn
- The amount payable by tenant will be no more than 30% of income or shelter allowance of their Ontario Works or Ontario Disability Support Program benefits
- Monthly Occupancy Cost charged by the Landlord for a unit must not exceed overall average of 80% of the city-wide Average Market Rent (AMR), with no one unit exceeding 100% AMR
- Monthly Occupancy Costs include heat, water and hydro
- Prospective tenants are income-tested based on City policies

Social Medicine Housing at 150 Dunn

The selected provider will:

- Have a strong property management and financial track record of operating affordable and/or social housing
- Have experience delivering support services:
 - for individuals formerly experiencing homelessness that prevent returns to homelessness and improve housing stability long-term
 - that help tenants improve their physical and mental health and wellbeing, including basic needs and access to clinical and treatment supports
 - that connect tenants to social, economic, educational and employment opportunities and support community integration.

Social Medicine Housing at 150 Dunn

- Organizations must demonstrate the ability to manage the building in a manner that creates stable, well-maintained homes for people exiting homelessness, including:
 - openness to work with agencies who have experience with Housing First, strength based, trauma-informed, and harm reduction approaches
 - acknowledgement and valuing of the expertise of people with lived experience and those that are being served
 - commitment to a cultural competency approach, where services are culturally specific and appropriate to the intended tenant group.
 - willingness to explore service partnerships, including with local community service organizations, to deliver on community building and social determinants of health objectives

Resources

- **150 Dunn RFP:** [Request for Proposals for a Non-Profit Housing Provider to Sub-Lease and Operate Affordable Rental Housing with Support Services: 150 Dunn Ave. \(toronto.ca\)](#)
- **Social Medicine Initiative** - [Social Medicine Initiative Memorandum of Understanding Between University Health Network And City of Toronto \(uhn.ca\)](#)
- **Determinants of Health** - [Social determinants of health and health inequalities - Canada.ca](#)
- **Street Needs Assessment** - [Housing & Homelessness Research & Reports – City of Toronto](#)