



GEORGINA

Affordable Housing Request for Expression of Interest (REOI)

Addendum 1

Issued May 23, 2025

Questions and Answers

Question 1:

Would retrofitting existing structures to work for affordable housing be applicable under this REOI?

Answer 1:

Retrofitting of an existing structure for the purpose of creating affordable housing can qualify under the Fast Track REOI Stream, provided the project meets the criteria outlined in the REOI. Retrofits can also be considered under the Future Affordable Housing Projects REOI Stream.

Question 2:

What is the full market rent for Georgina by unit size?

Answer 2:

The market rents are determined by the rental market in Georgina. This will depend on multiple factors, such as the size of the apartment, the location, and what amenities are provided.

For this proposal call, affordable rents for Georgina are defined in Section 1.3.1 of the REOI. Dwelling units that are priced above these rents will not be eligible for Town funding under the Fast Track REOI Stream. Additionally, dwelling units that receive funding under this stream must remain affordable for a minimum of 25 years and adhere to annual rent increase amounts set out in the Provincial Residential Tenancies Act.

Question 3:

Is there a preference for unit sizes needed?

Answer 3:

The housing needs in Georgina are wide in range, from one-bedroom units to family-sized units. The Region of York's centralized waiting list for assisted housing indicates a large demand for one-bedroom apartments for single person or a couple apartments. The unit sizes offered will be at the discretion of the proponent. More information on the Town's housing needs can be found in the [Housing Needs Assessment](#).

Question 4:

How will affordable rates be determined for the required 25-year period?

Answer 4:

After affordable rents are set, typically, there is an annual maximum permitted increase by provincial legislation under the rent guideline set out in the [Residential Tenancies Act](#). For example, the maximum allowable rent increase permitted by the Residential Tenancies Act in 2025 is 2.5%.

When the affordable housing building is completed and it is time to set the rental prices, the Town will refer to the most current CMHC average market rents. Future rent increase beyond that will follow the annual provincial Residential Tenancies Act guideline.

Question 5:

How does land participation work in the Future Projects Stream?

Answer 5:

The purpose of the REOI Future Affordable Housing Projects Stream is to allow the Town to explore future opportunities and partnerships with various organizations and entities in order to increase the supply of affordable housing in Georgina.

Those who want to contribute land for affordable housing, without necessarily wanting to operate housing or be the owners of rental housing can submit a proposal under the Future Affordable Housing Projects Stream. Likewise, others who offer housing development expertise but do not have access to land can also apply through this stream, as the intent of this stream is to bring parties together to determine if partnerships can be established that will encourage future affordable housing development.

Question 6:

Will tiny homes be within scope to receive funding for the REOI?

Answer 6:

There is no restriction on the type of housing, as long as it meets the criteria identified in the REOI. To determine what is in and out of scope for the two REOI streams, refer to Section 1.2 of the REOI.

Question 7:

Due to a limited supply of land for sale in Georgina that is zoned to permit for greater density, how could I access a cluster community for building tiny homes?

Answer 7:

Parties that have secured land and those who have not secured land are welcome to submit their proposals. Through the REOI evaluation process, particularly in the Fast Track REOI Stream, the Town will consider how the land that is brought forward aligns with the necessary planning approvals and the timelines set out in the REOI.

Question 8:

Would the REOI apply to a long-term care facility?

Answer 8:

The funding provided through this REOI would not apply to a proposed long term care facility due to the nature of the units not being “self-contained” or regulated by the Residential Tenancies Act.

However, the REOI could accommodate for the inclusion of seniors housing or an affordable housing development that has long term care facilities within a building wing or a separate building on that same site. For example, there are several private sector and nonprofit groups that have a campus of care and different types of buildings on site.

Question 9:

Would R1 zoned land qualify for the development of affordable housing?

Answer 9:

That depends on the type of housing the proponent is looking to build. If rezoning or a site plan approval is needed, then the proposal should address how the planning approvals will be attained within the timelines set out in the REOI.

The Fast Track REOI Stream, will consider how the land that is brought forward aligns with the necessary planning approvals against the timelines set in the REOI, including whether there can be a building permit attained by December 2027.

Question 10:

Will projects that have not gained final zoning approval qualify as a candidate for the June 6th submission?

Answer 10:

Proposals submitted under the Fast Track REOI Stream that do not meet zoning requirements, would need to demonstrate how the proponent would achieve the correct zoning approval and work towards a building permit issuance by December 24, 2027. Projects that cannot meet this timeline are encouraged to submit through the Future Affordable Housing REOI Stream.

Question 11:

Are there any supports available from the provincial or federal governments?

Answer 11:

There are federal programs that have funding available for new affordable housing, and these are outlined on the [Canada Mortgage and Housing Corporation's](#) website.

Three programs that could be within the scope of this REOI are CMHC's Affordable Housing Fund program, the Apartment Construction Loan Program for rental apartments, and MLI Select, a longer-term multi-unit mortgage loan insurance program.

Currently, there are no Provincial programs to apply for direct funding support. However, the provincial government has introduced incentives for affordable housing, for example, in the last two years, they have removed HST payments for new rental developments.

The province has also introduced development charge exemptions for non-profit housing and co-operative housing development. Additionally, rents in private sector rental housing, which is below rental thresholds do not have to pay municipal development charges.

Proponents are encouraged to seek out additional funding opportunities to support their projects from other levels of government, such as on the CMHC website, and the [York Region Housing](#) website.

Question 12:

Can I get a copy of this presentation to circulate to my clients?

Answer 12:

The presentation will be publicly available and posted on the [Town's website](#).

End of Addendum