



New Affordable Housing REOI

Addendum 2

Issued May 27, 2025

Clarification

Item 1: Section 2.3.1 of the REOI document refers to criteria for the Fast Track Stream under "Submission Review Criteria Table 3". There is no Table 3. Instead, submission review criteria are listed within Section 2.3.1 under the following subheadings:

1. Proponent Background and Qualifications.
2. Mandatory Requirements for Fast Track REOI Stream Submissions.
3. Project Overview, Design, Location and Sustainability.
4. Project Partnerships.
5. Addressing Objectives of the REOI.
6. Project Schedule.
7. Financial Plan.

For clarity, the subheadings and their full criteria are listed below (these are the same as in REOI).

1. Proponent Background and Qualifications.
 - a) Company name, address and contact information.
 - b) A brief background of your non-profit, co-operative, private firm or government entity and include the following information:
 - Organization's purpose, mission, vision and goals, etc.
 - Number of years in operation
 - Experience in developing and/or providing affordable housing in similar urban-rural communities?
 - Additional information about how you own/operate or have developed successful affordable housing projects (up to 3 projects).

- c) Three references familiar with your organization and development/operating experience and execution of similar projects.

2. Mandatory Requirements for Fast Track REOI Stream Submissions.

- a) Evidence of incorporation in Ontario as a private, non-profit, co-operative, charitable organization or public sector entity.
- b) Two most recent annual audited financial statements; if not available, additional information to substantiate or establish liquidity and debt management is required.
- c) Commitment to include at least five dwelling units at or below the affordable rents, as listed in Section 1.3.1 Table 1.
- d) For construction ready projects, provide evidence that a building permit will be in place for issuance prior to Dec. 24, 2027, and the Town contribution spent by Dec. 24, 2028.

3. Project Overview, Design, Location and Sustainability.

- a) Address and location of your proposed project.
- b) Overview of your proposed project, including concept, design, operating and financial sustainability plan.
- c) Is land owned or leased by your organization or is a purchase pending? If purchase is pending, what is the proposed closing date? Please provide the proof of land ownership status.
- d) Have pre-development studies and designs been completed for the project, i.e., Environmental, Geo-technical studies, Architectural Designs, etc. Is a Record of Site Condition required? Please provide relevant documents.
- e) Is the land/site zoned for the purposed use? If not, what planning approvals are outstanding? Has a Site Plan Application been submitted/approved?
- f) How will the project be integrated into the community (e.g. through design excellence, use of high-quality materials, etc.).

4. Project Partnerships.

- a) Do you plan or are you willing to work in partnership with other organizations to provide personal supports, community programming, funding, land, etc.? Please provide details.
- b) Provide evidence that all partners identified in the submission can demonstrate the organizational and financial capability to undertake and operate the proposed development.
- c) Provide proof of commitment and support service funding (if available) from support service agencies, if support is to be provided. georgina.ca 11
- d) Provide previous examples/experience working with proposed partner (s).

5. Addressing Objectives of the REOI.

- a) How will your project help meet the REOI objectives and ensure the following:
Building of new sustainable affordable housing that is located near a transit route and near shopping and services, appropriate for target residents.
 - Building of affordable housing that is energy efficient and has accessibility features (meeting necessary AODA standards).
 - Building of new sustainable affordable rental dwelling units that have amenities and building features, including on-site laundry facilities.

6. Project Schedule.

- a) Provide a project schedule indicating project start date and major milestones to achieve building permit issuance prior to December 24, 2027, and spending of the Town's contribution by December 24, 2028.

7. Financial Plan.

- a) Evidence of corporate financial competence/capacity to complete the project.
- b) Viable project pro-forma incorporating affordable rents. Include a five-year operating budget forecast.
- c) Amount of funding requested from the Town of Georgina and the percent of total capital cost.
- d) Equity contribution, including confirmation of any long-term equity partnership between private and not-for-profit partners, if applicable. Include funding, property, in-kind donations, etc.
- e) Mortgage financing details/plans. Proponents may share any other pertinent details related to their project keeping within the ten page limit as listed in Section 2.4.1 below.

End of Addendum