



REQUEST FOR EXPRESSION OF INTEREST #2024-17 Affordable Housing Development

Addendum No. 1

Issued on: **26-April-2024**

NOTICE TO ALL POTENTIAL RESPONDENTS

The Request for Expression of Interest (RFEI) is modified as set forth in this Addendum.

The original RFEI documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the RFEI.

Respondents shall take this Addendum into consideration when preparing and submitting its Proposal.

QUESTIONS AND ANSWERS

Item 1:

Page one just above the AMR table says:

"Affordable Housing is defined as having rents for the project that are at or below 80% of CMHC Average Market Rent (AMR) at the time of occupancy. Affordable rent is determined by the actual rents paid by tenants excluding any rent supplements provided by the Service Manager. The current AMR values for the Nipissing District can be found below."

However, in appendix D the definition is:

"Affordable Housing: shall mean rental housing where unit rents are at or below Canada Mortgage and Housing Corporation Average Market Rent (CMHC AMR) at the time of occupancy. Individual unit rent is calculated using actual rent paid by tenants and any rent supplements provided by the DNSSAB."

Is the objective 80% of AMR or at/below AMR?

Answer:

The objective is at 80% of AMR.

Appendix D Definitions should now read:

"Affordable Housing: shall mean rental housing where unit rents are at or below **80% of** Canada Mortgage and Housing Corporation Average Market Rent (CMHC AMR) at the time of occupancy. ~~Individual unit~~ **Affordable** rent is calculated using actual rent paid by tenants ~~and~~ **excluding** any rent supplements provided by the ~~DNSSAB~~ **Service Manager.**"

Item 2:

Per Item 1, are the calculations with respect to Affordable Housing inclusive or exclusive of any rent supplements?

Answer:

The calculations are exclusive of any rent supplements. Please see updated definition provided in Item #1.

Item 3:

Proponent didn't notice anywhere where upper limits on available funding for a project was listed, either for total DNSSAB contribution or per unit contribution. Is this information available or is it too early in the process for those specifics?

Answer:

DNSSAB will detail more specifics upon receipt and review of any funding provided. At this time, DNSSAB is looking to see what development projects are available, and what the funding needs are.

Item 4:

How were AMR values in identified table (under Background in RFEI) were arrived at, as they seem extremely low?

Answer:

AMR is calculated for the District, by the Canadian Mortgage Housing Corporation (CMHC) and provided to DNSSAB by the Ministry of Municipal Affairs and Housing (MMAH).

Item 5:

Can you please provide clarity as to whether or not there are parameters around construction start within this process?

Answer:

The DNSSAB is seeking a wide variety of affordable housing development options including both shovel-ready and conceptual projects. As such, at this time there are no parameters around construction start within this process.

Item 6:

Is there the potential for DNSSAB to provide funds for the construction cost?

Answer:

This will depend on the specific construction project and cost proposed to DNSSAB and the funding DNSSAB is obtain from various levels of government. DNSSAB is seeking information on what supports various projects would need and be viable, both capital and operating.

End of Addendum No. 1