



# Committee Report

<b>To:</b>	Chair McQueen and Members of Affordable Housing Task Force
<b>Committee Date:</b>	March 17, 2022
<b>Subject / Report No:</b>	HDR-AF-05-22
<b>Title:</b>	Update Supportive Housing Project
<b>Prepared by:</b>	Anne Marie Shaw, Director of Housing
<b>Reviewed by:</b>	Kim Wingrove, CAO
<b>Lower Tier(s) Affected:</b>	
<b>Status:</b>	Recommendation adopted by Task Force as presented; Endorsed by Committee of the Whole March 24, 2022 per Resolution CW46-22; Endorsed by County Council April 14, 2022 per Resolution CC35-22

## Recommendation

1. That staff report HDR-AF-05-22 pertaining to an update on the 14<sup>th</sup> Street West supportive housing project be received for information.

## Executive Summary

Grey County purchased a property at 396 14<sup>th</sup> Street W Owen Sound to convert into much needed supportive housing units. This report provides an update on the results of the request for proposal for architectural services, status of site plan approval and an update on funding opportunities.

## Background and Discussion

Currently there are 120 people on our By Name List stating they are experiencing homelessness and of the 120 people 53 are chronically homeless. Chronically homeless is defined as being homeless for more than six months of the year. Since April 2021, 30 people have been housed through this program, however newly identified chronically homeless individuals have been added to the list. Many of the chronically homeless require supportive housing as an aid to help them transition to independent living.

Grey County purchased a property at 396 14<sup>th</sup> Street W Owen Sound to convert into much needed supportive housing units. The County continues to work with community agencies to provide supportive services once the renovations are complete. The following report updates the progress made to date on the supportive housing project.

## Architectural Services

On January 21<sup>st</sup>, 2022, Grey County issued a request for proposal (RFP) for the provision of an architect for 396 14<sup>th</sup> Street West Building for conversion into supportive housing. The RFP closed February 8<sup>th</sup>, 2022. An onsite meeting was held on January 27<sup>th</sup>, 2022, with three bidders in attendance. The County received three bids for the project. The selected bid was Allan Avis Architects Inc at \$198,170 excluding HST.

Allan Avis Architects is a local firm out of Goderich. They have successfully completed over 50 affordable housing, long term care and medical service projects and have worked with Bruce and Huron County. Allan Avis Architects are familiar with needs and typical project requirements for upper tier municipalities and working with staff to meet Provincial or Federal guidelines and expedited schedules. They can meet our tight schedule and have suggested a bid close date of June 29<sup>th</sup> to provide adequate time for the construction and completion of work for March 31, 2023.

An onsite meeting is planned for March 14<sup>th</sup> with Allan Avis Architects, mechanical and electrical engineers, and staff to review mechanical and electrical needs of the build and provide information for the concept drawings. Allan Avis Architects will review the County's requirements and applicable codes and regulations and provide a Schematic Design concept by mid-April.

The schematic design will be brought back to the Affordable Housing Task Force for review.

## Site Plan Approval

County staff met with City of Owen Sound staff for a pre consultation review for site plan approval. Staff are working to provide the information requested by the City. GM BluePlan Engineering Limited has completed the phased Environmental Site Assessments and information required for the County to obtain the Record of Site Condition (RSC). A flood line study was completed as part of this process. A hazardous Building Materials Assessment (preconstruction) was also completed. Survey work was also completed to support the RSC submission.

Once a concept design and drawing are completed County staff will submit for Site Plan approval. Allan Avis Architects are expected to have this completed mid-April.

In the meantime, a demolition permit has been obtained to allow for the interior walls to be removed in preparation for the renovation. This permit also meets the Provincial guidelines start date for mid-April.

## Funding Opportunities

The Canadian Mortgage and Housing Corporation (CMHC) has a construction funding stream called SEED funding. The funding provides contributions and/or loans to assist with planning costs of a new build or renovation of affordable/supportive housing units. Predevelopment activities such as site surveys, planning fees, preliminary design, environmental site assessments and engineering studies are eligible for this funding.

Up to \$150,000 in grant funding is available. The process requires a viability assessment, a needs and demands analysis, a determination of affordability and accessibility and environmental efficiency targets. All these items are rated, and funding is provided according to the ranking. Once the schematic

design drawings and initial costing for the renovation is received for the build an application will be submitted.

## Legal and Legislated Requirements

None

## Financial and Resource Implications

\$198,170 plus HST for Architectural services to be funded from SSRF Phase 4 funds from the Province.

## Relevant Consultation

- Internal (list)    Planning
- External (list)    Homelessness Response Table

## Appendices and Attachments

*None.*