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**Indigenous Supportive Housing Program (ISHP)**

**Frequently Asked Questions**

Please consult the RFP, Program Guidelines, and Appendices for complete details.

1. **What is the purpose of the Indigenous Supportive Housing Program (ISHP)?**
2. The Indigenous Supportive Housing Program (ISHP) is a component of the Supportive Housing Investment, which was developed by the Ministry of Municipal Affairs and Housing (MMAH). The ISHP is specifically designed to be administered by Indigenous organizations for Indigenous people in need of housing and support services. ISHP is comprised of two funding streams: ISHP Operating Funding and ISHP Capital Repayment Funding. **For the purpose of this RFP, only ISHP Capital Funding is available.**
3. **How can ISHP Capital Repayment Funding be used?**
4. ISHP Capital Repayment Funding is to be used to increase the supply of physical supportive housing units. Both transitional and long-term supportive housing projects are eligible. Completed units must also be linked to housing assistance and/or support services. Eligible capital projects must be one of the following:

* New construction, including additions and extensions;
* Acquisition and/or rehabilitation of existing residential buildings to maintain or increase the affordable rental housing stock; or
* Conversion of non-residential buildings or units to purpose-built rental buildings/units.

1. **Who can apply for ISHP Capital Repayment Funding?**
2. Indigenous for-profits and Indigenous non-profits. See Program Guidelines for equity contribution requirements for each type of applicant.
3. **For Capital Repayment Funding, is there a maximum number of units that will be considered for funding? Is so, what is it?**
4. Yes. This RFP has funding that will support up to 35 new units in total. The maximum allowable capital cost per unit is $150,000. No exceptions will be made. In addition, the total number of units funded, across all applicants, through ISHP Capital Repayment Funding is 150.
5. **For Capital Repayment Funding, is there a minimum number of units per project that will be considered for funding? If so, what is it?**
6. No.
7. **Do I have to provide supportive services to access ISHP Capital Repayment Funding?**
8. Yes, units developed through ISHP Capital Repayment Funding must be attached to support services (i.e. be supportive housing as per ISHP Program Guidelines [www.ontarioaboriginalhousing.ca](http://www.ontarioaboriginalhousing.ca)) and applicants are required to quantify the amount of operating funding needed to support these units over time and to identify the source of this operating funding.
9. **Can I apply for the 25% equity required for ISHP Capital Repayment Funding through a financial institution or another Program?**
10. Yes, as it is a requirement for 25% equity contribution from the applicant. (see full ISHP Program Guidelines). You will be required to identify the source for a minimum of 25% equity contribution.

1. **If our Capital Repayment Funding proposal is comprised of scattered acquisition/rehabilitation project, how do we account for differences in purchase prices and renovation costs?**

1. Acquisition of rental buildings and where required, rehabilitation of developments that are in danger of being lost to the rental housing stock are eligible under this program. You may also submit a proposal to convert non-residential buildings or units to purpose-built rental buildings/units. If you are preparing an acquisition/rehabilitation proposal of this type then it is expected that your submission will be based on an average.  Yes, some units will require more

work and others less or none – if approved, it will depend what is available in the market but the project would still be constrained by the approved amount.

1. **Are pre-development funds available for capital projects?**
2. No. Pre-development funds are not available for ISHP. The Canadian Mortgage and Housing Corporation (CMHC) Affordable Housing Centre offers two initiatives to help with proposal development: Seed Funding Program and Proposal Development Funding (PDF). For more information on program guidelines and application forms, please see the attached links:

<http://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhoce_001.cfm>

<http://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhoce_002.cfm>

1. **Our capital project plans are very preliminary – how do we complete some of the detailed sections of the proposal?**
2. Development approval will be based on construction readiness, ability to meet the program’s eligibility criteria, and alignment with OAHS’ Program Delivery and Fiscal Plan. It is essential that all sections are completed in full and you can demonstrate that your project will be ready to start construction within 60 days of signing a Partnership Agreement.
3. **How will Capital Repayment Funding be released?**
4. Capital repayment funding will be provided using provincial affordability payments. The Program Administrator will advance quarterly payments to the Service Providers over a 20-year period.
5. **Question 9. of the RFP form asked about the use of green and energy efficient technology. Is it required that we incorporate this technology to make our project eligible?**
6. One of the objectives of ISHP is to deliver a housing program that is designed with the goal of long-term sustainability, including the provision of units that are high quality, energy efficient and low maintenance, using materials that are highly durable and resilient in the construction of the housing. It is not mandatory that you incorporate these suggestions to make your project eligible however we do encourage you to respect the environment and realize savings that will improve housing affordability over the long term.
7. **What are the approval timelines?**

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| RFP Launch | November 2, 2018 |
| RFP Closing | December 14, 2018 |
| Independent Proposal Review Committee Meeting | TBA |
| OAHS Board Meeting | TBA |

1. **Will I be notified of the RFP outcome?**
2. Yes. All Service Providers will be notified subsequent to final approval by the OAHS Board and review by the MMAH.