



Social Services Relief Fund (SSRF) Phase 4 Frequently Asked Questions

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

1) What is the purpose of the Social Services Relief Fund (SSRF) Phase 4?

The Social Services Relief Fund (SSRF) Phase 4 is part of the Ontario's Community Housing Renewal Strategy. The purpose of the initiative is to provide Service Providers with an opportunity to use their capacity to develop and/or acquire new rental units or complete retrofits and upgrades to existing units as outlined in the SSRF 4 Program Guidelines. The portion of the SSRF funding is specifically designed to be administered by Indigenous (First Nation, Status or Non-Status, Métis, or Inuit) organizations for Indigenous peoples in need of housing and support services.

The objectives for SSRF Phase 4 are as follows:

1. Mitigate ongoing risk for vulnerable people, especially in congregate care settings:
 - Where appropriate, support changes to the physical design of congregate spaces, permit physical distancing and other modifications based on public health guidance; and
2. Encourage longer-term housing-based solutions to homelessness post COVID-19:
 - Service Providers are encouraged to use funding in ways that create longer-term housing solutions, move towards client service models that are innovative, and support client and organizational readiness for potential future outbreaks or emergencies.

2) How can SSRF Capital Component Funding be used?

SSRF Capital Funding can be used to increase the supply of community Capital for off-reserve, Indigenous (First Nation, Status or Non-Status, Métis, or Inuit) households on, or eligible to be on, social housing waiting lists and to ensure that safe, adequate, and affordable Capital is available to Ontario Households. Providers can apply for up to \$10, 829,189 in SSRF 4 funding.

Eligible capital projects must be one of the following:

- New Facilities; and
- Retrofits and Upgrades

Eligible uses of funding under the two components include:

- Major retrofits and upgrades to an existing emergency shelter, and/or congregate living space to continue to ensure shelter spaces adhere to public health directives (e.g., additions to an existing facility to allow minimum spacing of beds; self-contained bedrooms and washrooms)

- and support independent units aligned with more permanent forms of housing where possible.
- Acquisitions that would be converted/upgraded to provide longer-term housing solutions; and
- Retrofit of existing transitional or supportive housing facility, and/or creating new innovative models of transitional and supportive housing.

Other eligible costs may include labour, applicable taxes, building permits, legal fees, certificates, signage, appraisal fees, inspection fees, drawing and specification and any other costs that the Service Manager deems reasonable and that are agreed to by MMAH.

3) Who can apply for SSRF Capital Funding?

Off-reserve Indigenous (First Nation, Status or Non-Status, Métis, or Inuit) non-profit corporations with a mandate to serve Indigenous peoples. Partnerships between Indigenous non-profits and the private sector are eligible, but projects proposed by private sector proponents without non-profit partnership are ineligible.

4) For Capital Funding, is there a maximum number of units that will be considered for funding? If so, what is it?

No. There is no limit to the number of units you can develop under SSRF 4 Capital Component

5) Is there a maximum amount of allowable funds per unit?

No. The Capital Funding does not determine a maximum allowable capital cost per unit. Service Providers are encouraged to consider factors such as unit bedroom size, unit type (e.g., Low-rise apartments, high rise apartment, townhouse), or geographic location of the project when determining project funding amounts. The Ministry of Municipal Affairs and Housing (MMAH) will only approve projects that are determined to provide value for money and are modes relative to other housing in the community.

6) For Capital Funding, is there a minimum number of units per project that will be considered for funding? If so, what is it?

No

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

Acquisition of rental buildings and where required, rehabilitation of developments that are in danger of being lost to the Capital 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 lessor – if approved, it will depend on what is available in the market, but the project would still be constrained by the approved amount.

8) Are pre-development funds available for capital projects?

No. Pre-development funds are not available for SSRF. 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

9) Our capital project plans are very preliminary – how do we complete some of the detailed sections of the proposal?

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 90 days of signing a Partnership Agreement. **Your proposal must show that you own land to develop OR you have a firm Agreement of Purchase of Sale for the acquisition of a building. Land must be “ready to go” and zoned appropriately.**

10) How will Capital Funding be released?

A. New Facilities:

For new development, Capital Funding will be provided using a payment process based on milestone payments:

- A 50% Milestone payment will be made upon confirmation of registration of security, a signed partnership agreement between OAHS and the Service Provider, and a construction agreement that contains a development schedule and payment schedule.
- A 40% Milestone payment will be made after confirmation of structural framing for new construction or 50% completion for acquisition and rehabilitation projects.
- A final 10% Milestone will be paid after confirmation of occupancy, submission of an Initial Occupancy Report including an updated capital cost statement in a form acceptable by the MMAH.

Funding for acquisition, rehabilitation and/or modular housing will be advanced based on the following instalments:

- Up to 90 per cent following signing of the Contribution Agreement;
 - a. and submission of Agreement of Purchase and Sale for acquisition projects (funding will be advanced within 15 business days of the closing date); or,
 - b. registration of mortgage security or an alternate form of security (modular housing projects) that is acceptable to the ministry.
- Remaining 10 per cent funding upon confirmation of completion and submission of required documentation including registered security.

B. Retrofits and Upgrades:

Funding will be advanced and based on the following instalments:

- 50 per cent when a completed Project Information Form along with an executed loan agreement between the SM/IPA and proponent, and signed promissory note are

submitted and approved by MMAH in TPON;

- 40 per cent at confirmation of 50 per cent project completion; and
- 10 per cent at confirmation of final project completion and mortgage registered
- on title.

11) Are Administration fees an eligible submission for Capital Development budgets?

Yes. Administration fees are eligible up to 1.5%

12) What are the approval timelines?

RFP Launch	September 17, 2021
RFP Closing	October 1, 2021 2:00 PM EST
Independent Proposal Review Committee Meeting	October 2021
OAHS Board Meeting	October 2021
MMAH reviews and approves OAHS Board recommendations	November 2021
OAHS notifies Service Providers of final decisions	December 2021
OAHS and Service Providers sign Partnership Agreement	Prior to December 31, 2021
Closing date of Agreement of Purchase and Sale	Feb 1 ¹ to March 1 2022

13) Will I be notified of the RFP outcome?

A. Yes. All Service Providers will be notified after final approval by the OAHS Board and review by MMAH.

¹The Feb 1st date is to ensure OAHS receives the first payment from MMAH in time for the Service Provider's closing. If the Service Provider can float the payment for closing, the Service Provider can request an earlier closing date.

