



Social Services Relief Fund (SSRF) Phase 5 Capital 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 5 Capital RFP?

The Social Services Relief Fund (SSRF) Phase 5 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 Phase 5 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 5 Capital Funding 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 Phase 5 Capital Funding be used?

SSRF Phase 5 Capital Funding can be used to increase the supply of affordable and supportive community housing for off-reserve, Indigenous (First Nation (Status or Non-Status), Métis, or Inuit) households that will make long-term progress in addressing chronic homelessness as well as housing affordability for those most in need.

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 Phase 5 Capital Funding?

Indigenous non-profit corporations with a mandate to serve Indigenous peoples and who will use SSRF 5 funding for off-reserve housing.

4) 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 less – if approved, it will depend on what is available in the market, but the project would still be constrained by the approved amount.

5) Are pre-development funds available for capital developments?

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

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

Development approval will be based on construction readiness and ability to meet the program's eligibility criteria. 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 and Sale for the acquisition of a building. Land must be "ready to go" and zoned appropriately.**

7) How will Capital Funding be released?

A. New Facilities:

For new construction or buildings already owned, 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 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% following signing of the Partnership 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% funding upon confirmation of completion and submission of required documentation including registered security.

B. Retrofits and Upgrades:

Funding will be advanced to SPs and based on the following instalments:

- 50 per cent when an executed Partnership Agreement between the IPA and SP and a Registered Charge are submitted and approved by MMAH;
- 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.

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

Yes. Service Providers will be permitted to use up to 1.5% of their approved funding allocation for administration costs.

9) What are the approval timelines?

RFP Launch	May 13, 2022
RFP Closing	July 6, 2022
Independent Proposal Review Committee Meeting	July 2022
OAHS Board Meeting	July 2022
MMAH reviews and approves OAHS Board recommendations	TBD
OAHS notifies Service Providers of final decisions	TBD

OAHS and Service Providers sign Partnership Agreement	No later than November 15, 2022
Closing date of Agreement of Purchase and Sale	No later than Dec 15, 2022

10) 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.

