



GEORGINA

**Town Of Georgina
Request For Expression of Interest
New Affordable Rental Housing**

Information Session

May 12, 2025
6:00 PM-7:30 PM

TWC
tim welch
consulting inc

Introductions and Meeting Purpose



Welcome and Introductions by Town of Georgina

Olga Lawton, Manager, Corporate
Strategy and Transformation,
Strategic Initiatives



Meeting Purpose

To provide information and answer
questions related to the REOI.

Meeting recorded and video will be posted
on the Town website.

Questions at the end, responses issued as
an addendum.

Overview and Purpose of the REOI



Town of Georgina is focused on supporting the construction of affordable housing and enabling a range of affordability levels.



Two different REOI streams: Fast Track REOI Stream and Future Affordable Housing Projects REOI Stream.



Up to \$3 million available for “shovel-ready” project(s) to build at least 49 affordable self-contained new rental residential units in Georgina.



Rents need to meet affordability amounts set out REOI.



Deadline to submit proposals is June 6, 2025, 5PM local time.

Fast Track REOI Stream

In-scope:



- Transitional i.e., self-contained rental housing for a stay of up to two years. These dwelling units are exempt under the Residential Tenancies Act (RTA).
- Supportive, i.e. self-contained housing that offers supports to the residents to remain independent in the community.
- Below market self-contained rental housing at affordable rates (see Section 1.3.1).

Out-of-scope:

- Emergency Housing (only)
- Market or affordable home ownership

Fast Track REOI Stream



- Proposals can be submitted from:
 - Non-profit organizations, co-operative housing providers, community agencies, government entities and private sector developers
- Proposals for affordable rental housing developments must be:
 - **Self-contained affordable rental dwelling units** (i.e., each dwelling unit includes private kitchen, bathroom, sleeping/living space and separate entrance).
 - **Financially viable and “shovel ready”.**
 - **Issued a building permit to construct by Dec. 24, 2027 and, all Town contributions must be spent by Dec. 24, 2028.**
- Up to \$3 million is available for new 49 affordable rental units.
- Units to remain affordable for at least 25 years.



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Town of Georgina Affordable Monthly Rents

Unit Type	Monthly Rent
Bachelor	\$1,085
1 Bedroom	\$1,583
2 Bedroom	\$1,897
3+ Bedroom	\$1,984

- Submissions must be a **minimum of five affordable rental dwelling units** that have rents set at or below the **Georgina Affordable Rents** by Dwelling Unit type not inclusive of utilities.
- Dwelling units above these rents will not be eligible for Town funding.
- Show project financial viability.
- Open to projects that propose mixed-income communities.
- Rent Supplements to be requested from York Region.

Future Affordable Housing Projects REOI Stream



- Gather ideas and information for potential opportunities and partnerships that contribute to more affordable housing in Georgina.
- Proposals can be submitted from:
 - Non-profit organizations, co-operative housing providers, community agencies, government entities and private sector developers
- Projects at all stages (not yet “shovel ready”, including those in the conceptual, early development stage, or in the financing pipeline, etc.) and that are **either in or out of scope**.
- Additional components that may contribute to enabling affordable housing – land, land trust, funding, financing, sponsorship, etc., are of interest.
- Currently there is **no Town funding or incentives for the Future Stream** and the Town cannot guarantee provision of funding or other incentives for these projects at this time.

REOI Submission Criteria and Notification

Fast Track REOI Stream

- Submission criteria are outlined in Section 2.3 of the REOI.
- Maximum of 10 pages (excluding attachments).
- Town may invite selected respondents for interviews and/or additional discussions that may include multiple respondents to explore partnership opportunities.

Future Affordable Housing Project Stream

- Submission criteria are outlined in Section 2.4.1 of the REOI.
- Maximum 5 pages.
- Town staff may follow-up directly with proponents in Fall 2025.



Georgina Affordable Housing REOI Key Dates and Deadlines

Schedule of Events	
REOI Release Date	April 29, 2025 – 12:30 p.m. EDT
Virtual Public Information Session	May 12, 2025 – 6 p.m. to 7:30 p.m. EDT
Question Submission Deadline	May 20, 2025 – 5 p.m. EDT
Final Addenda Issued	May 23, 2025 – 5 p.m. EDT
REOI Submission Deadline	June 6, 2025 – 5 p.m. EDT
Interviews	Week of June 16, 2025
Recommendation Report to Council	Late Summer 2025
Notification of Funding	Fall of 2025

REOI Deadlines and Contact

- All questions must be submitted **in writing only** through the [Question Submission Form](#) (linked in REOI).
- **The deadline for questions is May 20, 2025, at 5 p.m. EDT.**
- All questions and answers will be posted on the Town's website by May 23, 2025, at 5 p.m. EDT.
- **Submission deadline Friday June 6, 2025, at 5 pm. EDT.**
- All submissions to be sent to Sabrina Chan schan@twcinc.ca



Questions and Answer Session



- Please feel free to ask a question related to the REOI.
- All questions will be recorded and the responses provided in the addendum.

Thank you for participating!

