



Co-operative Housing
Federation of Canada



United Way
Greater Toronto

Request for quotation

Affordable Housing Plan for Ontario (2025)

United Way Greater Toronto and the Co-operative Housing Federation of Canada

January 2024

1. Invitation

United Way Greater Toronto (UWGT) and the Co-operative Housing Federation of Canada (CHF Canada) are inviting qualified consultants with experience in housing policy and quantitative research related to non-market and affordable housing in Ontario to develop a report quantifying supply targets required to close the supply gap of permanent supportive housing and affordable market and non-market housing in Ontario.

2. Background

UWGT and CHF Canada are interested in undertaking housing research to inform public policy solutions and improve housing stability outcomes for low- to moderate-income community members provincewide.

In May 2018, CHF Canada, and Ontario Non-Profit Housing Association (ONPHA) released [An Affordable Housing Plan for Ontario](#), a strategy to tackle O affordable housing challenges. The plan included bold targets and four key recommendations for implementation over 10 years:

1. Build 69,000 new rental homes
2. Deliver strategic income supports for 311,000 Ontario households
3. Extend the life of 260,000 existing community housing units
4. Create 30,000 new supportive housing units for those battling mental health challenges and addictions

The timing is right for an update to the plan. Given the depth of the housing affordability crisis and the shortcomings of the Province's current supply-side approach, an analysis of demand-side needs and gaps, especially for lower-income community members, can be used to quantify need and develop housing targets for supportive and affordable co-operative and non-profit housing as well as affordable private market rental. The affordable housing crisis in Ontario requires commitment and collaboration from all levels of government. With strategic government relations support and planning, an updated affordable housing plan for Ontario could be used to inform public policy and advocacy. The report can be further leveraged by political parties to inform party platforms in advance of the 2025 federal election and 2026 provincial and municipal elections.

3. Purpose and Objectives

The purpose (research goal) of this project is to quantify targets needed to close the supply gap for permanent supportive housing and affordable market and non-market housing in Ontario.

The following are preliminary lines of inquiry to be refined in partnership with the research consultant:

Understanding affordability:

- What are the most equitable approaches/tools to define and measure core housing need and affordability and/or deep affordability?
- How are/should affordability and deep affordability be defined?
- Who is most affected by the housing affordability crisis? What groups are being underserved? How is this broken out regionally across Ontario?
- What is the gap between existing income supports and needs? How is this understood from a regional lens?

Defining the benefits of supportive and affordable housing

- What are the societal benefits and economic case for supportive and affordable housing investment in Ontario? What are related timeframes of affordability (affordable in perpetuity)?
- What are the social and economic costs of inaction (e.g., increased rates of mental illnesses, costs to health care and social service systems)?
- What are the benefits to creating culturally informed, Indigenous-led housing?

Demand-side analysis:

- What is the current demand for permanent supportive housing and affordable market and non-market housing in Ontario? Who is in most need of supportive and affordable housing? How is this broken out regionally across Ontario?
- How do regional population growth projections, including expanded immigration targets and welcoming of refugees and asylum seekers, impact demand for affordable housing regionally across Ontario?
- What is the projected demand for supportive and affordable housing in Ontario over the next 10/25/50 years? How is this broken out regionally across Ontario?

Supply-side analysis:

- What is the current supply of supportive and affordable housing units in Ontario? What is the current gap between supply and demand? And who is most at risk of housing insecurity because of this gap? How is this broken out regionally across the Province?
- What is the estimated number of supportive and affordable units in development in Ontario over the next 10/25/50 years? What are the gaps between future supply and demand? How is this broken out regionally across the Province?
- What percentage of market rental housing is currently affordable? How is this broken out regionally across the Province? How can preservation policies support their continued affordability? How does preservation reduce financial (economic) and societal costs to address the gaps?

Role of government:

- What are the distinct roles and responsibilities of the different levels of government and how does this play out in Ontario?
- How might deeper inter-ministerial and inter-governmental collaboration be part of the solution?

Role of non-profit sector:

- What role do co-op and non-profit housing providers play within the housing ecosystem?
- How can co-op and non-profit housing providers support achievement of specified targets?
- How might other non-profit organizations be involved in housing solutions, potentially by leveraging existing sites for social purpose real estate/affordable and supportive housing development?
- What is the role/value of community wraparound supports vis-a-vis supportive, deeply affordable and affordable units?
- How might the sector leverage this report to develop clear asks to governments going into 2025 Federal Election and 2026 municipal and provincial elections

Multi-sector response:

- How might the non-profit sector drive more and more effective cross-sector partnerships, including with for-profit developers?
- What resources/assets are available across sectors (private, public, non-profit) to support development of more supportive and affordable housing and provision of wraparound community supports?
- How can cross-sector resources/assets be better leveraged in support of more supportive and affordable housing and provision of wraparound community supports?

4. Scope of work

The external consultant will work closely with the UWGT and CHF Canada research, public policy and public affairs teams and relevant partners to:

- Explore the lines of inquiry outlined above
- Provide research that would aid in the development of a clear plan for growing and preserving affordable market and non-market housing in Ontario. This includes co-op and non-profit housing, Indigenous-led housing, supportive housing, and community land trusts as well as preservation of existing affordable private market rental housing.

- Quantify housing targets relative to needs for permanent supportive housing affordable market and non-market housing options across the housing continuum to house low- to moderate-income Ontarians.

5. Deliverables

Deliverable	Description	Timeline
Project Kickoff	Launch of project – engagement with CHF Canada/UWGT teams and advisory committee. Meeting of consultant/research team.	By mid-Feb 2024
Workplan	A detailed workplan outlining all expected deliverables/outputs, roles, responsibilities, and timelines, driven by the refined Research Questions/Lines of Inquiry.	March 2024
Draft outline	Initial overview of report sections, main ideas and supporting details.	Beginning of April 2024
Final outline	After input, discussion and revision with UWGT and CHF Canada	End of April 2024
Progress brief	Mid-term check-in and update on preliminary research findings (5-7 pages)	Aug 2024
Draft report (content)	First draft report for comment, discussion and feedback	Oct 2024
Final report (content)	Final report	Nov 2024
Final report (design)	Approximately 25-page final report (including data visualization – graphs, charts)	January 2025
Accompanying collateral	Executive summary, key findings brief/slide deck, video or graphic representation of key findings/recommendations, appendices	January 2025
Knowledge mobilization	Present findings during report launch event(s)	January 2025 – March 2025

6. Consultant role and relationship with United Way and CHF Canada staff

The consultant will report to Isabel Cascante, Director, Research, Public Policy & Evaluation, United Way Greater Toronto (ICascante@uwgt.org) and Amina Dibe, Senior

Manager, Government Relations, CHF Canada (adibe@chfcanda.coop). Isabel and Amina have direct management responsibility of this project. CHF Canada and UWGT will support the researcher by:

- Connecting the researcher with housing network and groups that need to be engaged throughout project.
- Convening advisory committee, and key stakeholders throughout project for advice and feedback to the researcher, sharing key roles of advisory committee and stakeholders with researcher.
- Providing access to existing research and reports, compiling and sharing data.

7. Consultant qualifications and considerations

Required
Strong writing skills
Ability to summarize complex information (e.g., research findings) into clear, concise and accessible language, and presented to CHF Canada and UWGT.
Quantitative and qualitative research expertise and experience specifically related to housing policy.
Subject matter expertise or staff that has subject matter expertise in non-market housing, affordable housing and supportive housing.
Ability to perform research through evidence-based and non-partisan lens
Research capacity and reputation within sector and government
Availability through March 2025
No conflict of interest (perceived or actual)
Not contributing to similar research simultaneously

An Asset

Local to Ontario
Full service (research and design)
Ability to produce data visualization, and graphics to present findings.
Experience working with vulnerable communities, people in housing need, renters and people experiencing housing precarity.
Facilitation skills to engage with stakeholders, including vulnerable communities, people in housing need, renters and people experiencing housing precarity

8. Budget

The maximum budget for this project is \$56,000.

9. Proposal requirements

The Proposal shall not exceed 2,000 words in total, including details on how the budget will be used. Type size should be 12 pt. The following specific content should be included in the proposal:

- a. Name and contact information
- b. Experience and references:
 - You may attach a CV or CV(s) with relevant experience as an appendix
 - List of similar projects currently or previously undertaken.
 - 2-3 examples of housing-related research briefs (that have been completed by the applicant) that show experience conducting both qualitative and quantitative research.
 - Demonstrated organizational commitment to reconciliation, equity, and inclusion in terms of values, staffing, and expertise engaging people with lived experience (specific to affordable, non-market housing).
 - Names and contact information of at least two references for whom the applicant has completed relevant projects.
- b. Proposal
 - Overview of the applicant's understanding of the requirements of the project, and the approach that the applicant will take.

- A proposed research strategy with rationale for chosen methods and tools (methodology).
 - A high-level work plan that considers the deliverables and implementation timelines
 - A clear breakdown of the tasks, timelines, and approximate number of hours per task
 - A brief description of how the applicant will work with UWGT and CHF Canada staff, and any additional project partners (advisory committee, key stakeholders)
 - Research team expertise
- c. Budget:
- Total cost of the work, including all personnel, materials, and other expenditures.

10. Application deadline

Friday, February 16, 2024

11. Questions/inquiries

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About United Way Greater Toronto

As the largest non-government funder of community services in the GTA, United Way Greater Toronto reinforces a crucial community safety net to support people living in poverty. United Way's network of agencies and Peel, Toronto and York Region works to ensure that everyone has access to the programs and services they need to thrive. Our work is rooted in ground-breaking research, strategic leadership, local advocacy and

cross-sectoral partnerships committed to building a more equitable region and lasting solutions to the GTA's greatest challenges.

About CHF Canada

CHF Canada is the national voice of co-operative housing, representing 2,200 housing co-operatives, home to a quarter of a million people in every province and territory. Co-operative housing is a well-documented success story. For over 50 years, co-ops have provided good-quality, affordable housing owned and managed by the community members who live there.