



BC Housing

Provincial Homelessness Initiative

Request For Expressions Of Interest to Non-Profit Societies

Prince George

March 15, 2007

BC Housing

Request For Expressions Of Interest PHI-EOI-#06

March 13, 2007

Closing Date and Time:

Submissions must be received by

2:00 p.m. Pacific Daylight Time on **Thursday, April 12, 2007**

Closing Location:

BC Housing
Attention: Regional Development Manager, Development Services
EOI for *Provincial Homelessness Initiative* PHI-EOI-#06
Suite 601 - 4555 Kingsway
Burnaby BC V5H 4V8

Contact:

Armin Amrolia
Regional Development Manager

Telephone number: 604-439-4198

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I. INTRODUCTION

The *Provincial Homelessness Initiative* (“PHI”) is part of the government of British Columbia’s strategy to address the affordable housing needs of the most vulnerable citizens in a sustainable manner through partnerships with local communities and the voluntary sector.

In September 2004, the **Premier’s Task Force on Homelessness, Mental Illness and Addictions** (the “Premier’s Task Force”) was established. The mandate of the Premier’s Task Force was to identify the needs and strategies required to address homelessness in diverse communities across the Province.

On December 3, 2004, the Governments of Canada and British Columbia announced the second phase of the Canada–British Columbia Affordable Housing Program Agreement. The federal and provincial partners agreed to contribute \$42 million each to make available \$84 million to help B.C. communities tackle the needs of the homeless or those at risk of homelessness including the following groups:

- people with mental illnesses and physical disabilities;
- those with drug and alcohol addictions and co-occurring disorders;
- urban Aboriginal peoples at risk;
- youth at risk; and
- women and children fleeing abusive relationships.

The kind of services which may be required to help those seeking a transition to self-reliance and independence might include:

- drug and alcohol treatment;
- various types of counseling and therapy; and
- life skills and job training.

II. PRINCE GEORGE CONTEXT

While the Task Force set the general parameters for the *Provincial Homeless Initiative*, each community was expected to establish its own priorities and develop its own partnerships.

The Prince George Community Plan, developed by the Community Partners Addressing Homelessness and updated in November 2003, established the framework. The City of Prince George, using a collaborative approach with community social service providers, undertook the following:

- identified reasons why people are homeless or at risk of being homeless;
- identified existing programs and services, as well as identified potential gaps in programs and services and how best to close those gaps;
- reviewed the recommendations included in the Prince George Community Plan;
- met with the Ministries of Health, Human Resources, and Children and Family Development, as well as the Northern Health Authority and BC Housing to provide BC Housing officials

with an understanding of local demand and demographics, as well as needs and gaps and what types of projects would address each of these items. Based on the recommendations, BC Housing undertook a cost analysis of the identified needs in order to prepare a report for submission to the Assistant Deputy Minister's Working Committee, and eventually to Treasury Board; and

- met with Community Coordinators from Kelowna, New Westminster, Vancouver, Surrey, Victoria, and Nanaimo to discuss a Provincial Homelessness Strategy, best practices, and different service delivery models for managing programs and services for those who are homeless, mentally ill or drug and/or alcohol addicted.

One priority, Aboriginal youth at risk, was satisfied through a partnership with the Prince George Native Friendship Centre Society which had acquired a small hotel and needed funding for renovations so as to provide a combination of emergency beds and transitional housing.

The priorities established for future projects are to serve the following target population (the "Tenants") with housing and the appropriate support:

- individuals with mental illnesses and physical disabilities; and
- individuals with drug and alcohol addictions.

III. REQUEST TO NON-PROFIT SOCIETIES FOR EXPRESSIONS OF INTEREST

BC Housing and Northern Health invite Non-profit Societies (the "Proponent") to submit their Expressions Of Interest (the "EOI Submission") to operate the housing component for a project (the "Project") which will address the needs of those who are homeless or at-risk of homelessness.

The successful society (the "Society") will join with BC Housing and Northern Health Authority ("Northern Health") to operate up to 30 units of supported housing for adults with mental illnesses and/or substance abuse problems (the "Tenants").

The kind of services which might be required by the target population include:

- life-skills development (such as through a "learning kitchen");
- vocational development services;
- case management and therapeutic group work on site;
- linkages to the continuum of health, mental health, and addiction services;
- various other optional group activities; and
- referral to community services when required (e.g. crisis response).

The professional services required by the Tenants on site will be provided directly by Northern Health.

The Society may choose to seek any of the following roles:

- providing property management of the housing and providing the support services required by the residents;
- providing property management of the housing directly, but providing the support services required by the residents through a partnership with another organization.

The Society will have no responsibility for the service consumer's health or health services. This responsibility will rest with the Tenant, his/her family members.

IV. BASIC PROGRAM REQUIREMENTS

The main objective of the *Provincial Homelessness Initiative* is to bring together various levels and agencies of government and community groups to develop housing and support service strategies which will help the most vulnerable through a transition from homelessness (or high risk for homelessness) to independence and/or stability.

Tenants may be adults with mental illnesses or physical disabilities and/or substance abuse problems, who need affordable, stable, and appropriate housing as part of their transition to stability.

Assistance under the *Provincial Homelessness Initiative* is subject to the Society complying with certain terms and conditions which will generally include that the Project:

- continues to address the needs of the most vulnerable in the local community;
- is effective in alleviating that need and facilitating for its clients the transition to greater stability;
- maintains support from local community and government; and
- operates in a cost-effective and sustainable manner, providing good value for the public monies expended.

V. THE ASSISTANCE AVAILABLE

Northern Health will directly provide the professional and clinical services for the Tenants, and will provide operating funding to the Society for support services required.

The levels of core professional and clinical support services will be dependent on the program description proposed by the successful Proponent. Northern Health will also provide joint leadership with the successful Proponent for: 1) reviewing and establishing housing application processes, 2) the monitoring of programs available for the unit residents, and 3) the evaluation of the achievement of desirable outcomes for the population being served.

BC Housing will provide the successful Society with a building of up to 30 units and space for service delivery that is appropriate to the target population.

Once the building is completed and ready for occupancy, the Society will operate it in accordance with an operating agreement with BC Housing and a service contract with Northern Health.

VI. EOI AND FUNDING ALLOCATION PROCESS

The funding allocation process has the following stages:

- **EOI Stage.** The Request for Expressions Of Interest is issued and interested societies make their EOI Submissions in the form outlined in this document.
- **Evaluation Stage.** BC Housing and Northern Health review and evaluate the Submissions received. The proponents are contacted to clarify their Submissions and/or to arrange for an interview. The evaluators will select Submissions that best match the objectives set out in this EOI.
- **Development Stage.** The successful Society is notified that its Submission has been selected and advised of the terms and conditions for final project approval (the “Project Commitment”). The unsuccessful proponents are advised accordingly. BC Housing and Northern Health work with the successful Society to facilitate success in meeting the terms and conditions of the Project Commitment.
- **Project Commitment Stage.** When the terms and conditions have been met, formal Project Commitment is given.

Project Commitment Conditions

The Project Commitment may include the following conditions:

1. Agreement between the Society, BC Housing and Northern Health on operating relationships and agreements. The building is to be used only for the operation of affordable housing with support services as intended.
2. Agreement by the Society to enter into and to register BC Housing’s standard lease, which includes a term of 60 years from the date of registration.
3. Any other conditions that BC Housing and Northern Health determine are required to protect the public investment.

VII. EVALUATION AND SELECTION

The evaluation of EOI Submissions will be completed by BC Housing and Northern Health.

The selection of a successful proponent will be based on the information provided in the Submission and from any subsequent follow-up or interviews. The Submission will be verified through such means as are reasonably available, for example, reference checks. If the Submission indicates that the Society has reasonably strong qualifications for the role it seeks to perform, the Society’s representatives will be interviewed.

The interview will address those questions which arise from the Submission but may also probe in more depth the Society’s abilities, preparation, and particular ideas/preferences in undertaking the Project. The information gained from the interview will be considered in determining the Society’s final scoring.

Typically, the evaluation will include the following:

- An initial review that will ensure that the mandatory requirements of the EOI have been met, that the Submission is complete and consistent with the objectives of the EOI, and that the Society's qualifications indicate that it has a reasonable chance of success.
- If the above criteria are met, evaluators will interview the Society's representatives and score the Submission.
- The evaluation team will identify the Society with the highest score and identify any particular concerns it wants that Society to address in order to achieve Final Project Commitment.

NOTE:

BC Housing reserves the right at their sole discretion to cancel this EOI. Societies are solely responsible for their own costs and expenses in making their Submission. BC Housing is not liable to pay such costs and expenses or to reimburse or compensate a proponent under any circumstances.

VIII. SUBMISSION REQUIREMENTS

Mandatory Requirements

All Submissions must meet the following requirements:

- Proponents must be an incorporated non-profit society or in the process of incorporation.
- Proponents must have demonstrated experience working with the target population in a multi-unit housing environment.
- Submissions must use the Format as stipulated below.
- Six copies of the Submission must be submitted, three in bound form and three in unbound form, to facilitate easy reproduction.
- All six copies should be submitted in one package clearly addressed as follows:

BC Housing
Attention: Regional Development Manager, Development Services
EOI for *Provincial Homelessness Initiative* PHI-EOI-#06
Suite 601 - 4555 Kingsway
Burnaby BC V5H 4V8

- All Submissions must be received at the above address no later than **2:00 p.m. Pacific Daylight Time on Thursday, April 12, 2007.**
- Submissions submitted by e-mail or facsimile will NOT be accepted.

Inquiries

All inquiries about this EOI should be directed by e-mail, fax or Canada Post to:

Name: Armin Amrolia, Regional Development Manager
Development Services
Address: BC Housing, 601 – 4555 Kingsway, Burnaby BC V5H 4V8
E-mail: aamrolia@bchousing.org
Fax: 604-439-4726

Format

Proponents are required to provide the information requested in the specified format (Section IX Submissions Contents) which may be downloaded for direct input at BC Housing's web site: www.bchousing.org/programs/proposals

Some sections request Support Documentation, for example, letters confirming support from the municipality. Please insert that documentation immediately following the section in which the request is made, not in appendices at the end of the submission.