



Expression of Interest for Tiny Homes Pilot Community: Potential Locations

12.04.2024

Guelph Tiny Homes Coalition Inc.

2162 Gordon Street,

Guelph, Ontario

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Purpose of the Expression of Interest

This Expression of Interest (EOI) outlines a process for identifying potential locations for the Tiny Homes Community, for evaluating the preferred sites, and for undertaking due diligence of the preferred sites.

This document will also serve to inform potential landlords (or future lease-holders) of the type of site we are looking for and the timelines we are working with.

Guelph Tiny Homes Coalition: Overview

The coalition is a community-led effort to support unhoused community members in the City of Guelph in the immediate term until such time that all levels of government bring online more permanent, safe and affordable housing options.

Members of the coalition are health care and addiction specialists, faith community representatives, business representatives and homebuilders, community organizers and people with lived experience. We share a strong belief that in a city as prosperous and caring as Guelph, no one should be sleeping in a tent and that a community-led pilot is a fast and effective way to house individuals.

Why build a Tiny Homes Project in Guelph?

The current housing and shelter system is struggling to meet the growing needs and address the complexities of the unhoused population in Guelph. Rising housing prices and low vacancies have contributed to a situation that fails the most vulnerable, and this pressure has left many community members unhoused and living in tents across the city.

Part of The Solution

The Guelph Tiny Homes Coalition is proposing a Tiny Home Pilot Community of 25-50 tiny homes with a shared kitchen/washroom/laundry area to help people currently living outdoors stay safe and support stabilization while longer-term housing options are being developed.

The pilot community will be supported by a team of volunteers and staff. The Guelph Tiny Homes Coalition has an agreement in principle with Royal City Mission (RCM) to provide services while also coordinating an extended partnership with Guelph-based health and social service providers to assist residents in the community. The goal of this pilot will be to provide a safer housing option for unhoused community members and support them through the next step of their housing journey, whatever that may be.

Goals of the Coalition

1. To identify the best location in the City of Guelph for a Tiny Home Community to meet the needs of its unhoused residents.
2. To develop a site plan and seek approvals for a tiny home community on the preferred site.
3. To develop new partnerships and leverage community and business resources to build a tiny home community before the Winter of 2024/25
4. To deliver a community-led model for building and maintaining a Tiny Home Community that is cost effective and client-centered.

Tiny Homes Community Project Timelines

I. Launching Phase (January to May 2024)

This phase involves launching the coalition, establishing a core group, fostering relationships with key stakeholders and institutions, launching the site selection process through the Expression of Interest and mapping the overall project through the development of a strategic plan. The end of the phase will be reached when a lease arrangement has been formalized and the preferred location is announced.

II. Approvals and Procurement Phase (May to August 2024)

Once a lease arrangement has been formalized, the coalition will then seek approval of a site plan, secure building permits and negotiate servicing to the site. At the same time, procurement of the tiny homes, community centre and related infrastructure will commence.

III. Building Phase (May to November 2024)

Building of the tiny homes will begin offsite before all the approvals are in place. Partnership will be formalized and materials will be secured through procurement or donations.

IV. Housing and Support Phase (October 2024+)

Once the first phase of the development has been completed, residents will be housed in the first phase of the Tiny Home Pilot Community before winter2024.

Expression of Interest Timelines

1. Launch and Promotion of Expression of Interest - April 16th
2. Meetings with Large Landowners - April 18th to April 24th
3. Deadline for Expression of Interest - April 29th
4. Shortlisting of Preferred Sites - May 2nd; Identification of Preferred Site including Initial Due Diligence by May 9th
5. Signing of Letter of Intent by May 16th. Lease arrangement will follow in May.

Evaluation Methodology

The Tiny Homes Community Coalition is looking for a site with the following characteristics (each criteria will be ranked from zero to five points):

1. At least 0.8 acres but up to 2 acres in size.
2. Has significant table land that is well drained.
3. Serviced with water and sanitary sewer facilities.
4. Has sufficient electricity on site or nearby.
5. Proximity to neighbours within a residential area will taken in consideration through ranking .
6. Outside of or on the periphery of the urban core area.
7. Within walking distance to transit and other urban amenities (such as stores)
8. Additional points will be given for public property locations (municipal, University and school boards) as the MPAC Assessment will increase for private landowners (to be borne by the project) as property improvements are completed as a result of the project. (up to 3 points)
9. Additional points will also be awarded to sites owned by a property owner willing to sign a multi-year lease agreement. (up to 3 points)

Additional Considerations for the Lease Agreement

The Guelph Tiny Homes Coalition, in the spirit of transparency, wants to raise the following considerations for the lease arrangement:

- 1) An ideal lease arrangement would span between 3 and 5 years and could include a provision for re-evaluating the arrangement on a yearly basis.
- 2) The lease arrangement could include a provision for regular meetings with the property owner to address any ongoing or outstanding issues.
- 3) The lease would be for a nominal yearly fee as this is a non-profit initiative.

- 4) For private landowners, the coalition would ensure that any increases in the tax assessment due to the leasehold improvements would be borne by the project and not the landowner.
- 5) The project will carry liability insurance including tenant insurance and would indemnify the landowner for any liabilities associated with the project taking place on their land.
- 6) If fencing, cameras and other improvements are required to create a separate area on a portion of or the entire leased property, those costs will be borne by the coalition/project, not by the landowner.

Contact Information:

For More Information on the Expression of Interest or to arrange a meeting to discuss a potential location, please contact the Tiny Homes Community Coalition at GuelphTinyHomesCoalition@gmail.com or by calling 519-731-8978.