

## Report to Strategic Priorities and Policy Committee

**To:** Chair and Members, Strategic Priorities and Policy Committee

**From:** Kevin Dickins, Deputy City Manager, Social and Health Development

**Subject:** Update to Request For Proposal (RFP) 2023-199 Hubs Implementation Plan

**Date:** November 21, 2023

## Recommendation

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions **BE TAKEN** regarding Update to Request For Proposal (RFP) 2023-199 Hubs Implementation Plan report:

- (a) that, the portion of Request for Proposal 2023-199 awarded to Canadian Mental Health Association Thames Valley Addiction and Mental Health Services (CMHA) by Municipal Council at its meeting held October 5, 2023 **BE CANCELLED**, subject to the execution of a mutual release between the City and CMHA; and
- (b) that, Civic Administration **BE DIRECTED** to undertake all administrative acts necessary to facilitate the execution of a mutual release between the City and CMHA in relation to the Request For Proposal 2023-199, in a form satisfactory to the Deputy City Manager, Legal Services.

## Executive Summary

The purpose of this report is to inform Council and the public of the CMHA Thames Valley Addiction and Mental Health Services' requested withdrawal of their proposal for a Women's Hub as part of the Whole of Community System Response - Hubs Implementation Plan. As of result of the request, Civic Administration is recommending Council approval the release of CMHA from their proposal to RFP 2023-199.

## Linkage to the Corporate Strategic Plan

This report aligns with the strategic areas of focus in the 2023-2027 City of London Strategic Plan. The City of London Strategic Plan (2023-2027) identifies housing and homelessness as a key area of focus, and housing and homelessness work is identified throughout the Strategic Plan, impacting all areas of life for Londoners.

### Housing and Homelessness

- Increased access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.
- Decreased number of Londoners at risk of or experiencing homelessness
- Improved safety in London's shelters system

### Wellbeing and Safety

- Londoners have safe access to public spaces, services, and supports that increase wellbeing and quality of life
- Housing in London is affordable and attainable

### Links to Community Recovery

The City of London is committed to working in partnership with the community to identify solutions that will drive a strong, deep, and inclusive community recovery for London as we move out of and beyond the global COVID-19 pandemic. This report, and the items

within, are linked to supporting Londoners experiencing homelessness to attain and retain permanent housing. This work supports recovery efforts through a coordinated response that will support the transition of individuals and families experiencing or at risk of experiencing homelessness who have a variety of support needs into permanent housing. The City of London Strategic Plan (2023–2027) identifies Housing and Homelessness as a key strategic area of focus. In addition, housing and homelessness work is identified throughout the Strategic Plan, impacting all areas of life for Londoners.

## Analysis

### 1.0 Background Information

#### 1.1 Previous reports pertinent to this matter

- Health and Homelessness Whole of Community System Response RFP 2023-199 Hubs Implementation Plan Results (September 25, 2023)

#### 1.2 Background

At its meeting held on October 5, 2023, Municipal Council resolved:

*That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the award of the contracts for Request for Proposal (RFP) RFP-2023-199 Hubs Implementation Plan: Lead Agencies London's Health & Homelessness Whole of Community System Response as an irregular result, as per City of London Procurement Policy Section 12.2 (c) "Committee and City Council must approve an RFP award with an irregular result greater than \$15,000":*

*a) a portion of the Request for Proposal 2023-199 BE AWARDED to Atlohsa Family Healing Services Inc. to provide a Hub for an initial two-year commitment at a total estimated operating cost of \$2,118,146 per year and a one-time capital commitment at a total estimated cost of \$1,303,750; with an option to renew operating contracts for up to four (4) additional one-year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability:*

*i) that the Civic Administration BE DIRECTED to allocate up to \$4,236,292 for operating for 2024 and 2025 from the Provincial Homeless Prevention Program;*

*ii) that the Civic Administration BE DIRECTED to seek funding from the Fund for Change to fund the capital request received to support the Atlohsa Family Healing Services Inc hub in the total estimated amount of up to \$1,303,750 for the provision of the initial hubs implementation;*

*b) a portion of the Request for Proposal 2023-199 BE AWARDED to Youth Opportunities Unlimited to provide a Hub for an initial two-year commitment at a total estimated operating cost of \$1,317,500 for year 1 and \$1,983,800 for year 2 and a one-time capital commitment at a total estimated cost of \$3,123,550; with an option to renew operating contracts for up to four (4) additional one-year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability:*

*i) that the Civic Administration BE DIRECTED to allocate up to \$3,301,300 for operating for 2024 and 2025 from the Provincial Homeless Prevention Program;*

*ii) that the Civic Administration BE DIRECTED to seek funding from the Fund for Change to fund the capital request received to support the Youth Opportunities Unlimited hub in the total estimated amount of up to \$3,123,550 for the provision of the initial hubs implementation;*

*c) a portion of the Request for Proposal 2023-199 BE AWARDED to Canadian Mental Health Association Thames Valley Addiction and Mental Health Services to provide a hub for an initial two-year commitment at a total estimated operating cost of \$4,056,416 per year and a one-time capital commitment at a total estimated cost of \$538,300; with an option to renew operating contracts for up to four (4)*

*additional one-year terms at the City's sole discretion, based on satisfactory services, performance, and funding/budget availability;*

*i) that the Civic Administration BE DIRECTED to allocate up to \$2,851,124 for operating of the Canadian Mental Health Association Thames Valley Addiction and Mental Health Services respite beds for 2024 and 2025 from the Provincial Homeless Prevention Program;*

*ii) that the Civic Administration BE DIRECTED to seek funding from the Fund for Change to fund the estimated operating costs of the Canadian Mental Health Association Thames Valley Addiction and Mental Health Services transitional beds for the provision of the initial two (2) year contract term for hubs implementation at an approximate cost of \$5,261,708 pending necessary development and Planning Act approvals;*

*iii) that the Civic Administration BE DIRECTED to seek funding from the Fund for Change to fund the capital request received to support the Canadian Mental Health Association Thames Valley Addiction and Mental Health Services hub in the total estimated amount of up to \$538,300 for the provision of the initial hubs implementation;*

*it being noted that the proposals, outlined in parts a), b) and c) above, submitted by all proponents above, meet the City's requirements and are in compliance with the Procurement of Goods and Services Policy, in accordance with Schedule 1 attached hereto: for a total operating and capital investment of up to \$20,616,024;*

*d) a one-time funding allocation of up to \$1,500,000 from the Social Services Reserve Fund BE APPROVED, if required, should ineligible costs under existing provincial funding sources be identified while finalizing the agency purchase of service contracts and budgets;*

*e) that the Civic Administration BE AUTHORIZED to undertake all administrative acts, including review of sites and support for Planning Act applications to align current or future hub sites with criteria, and any activities associated with additionally requested funding necessary in relation to this project;*

*f) that the approval given herein BE CONDITIONAL upon the Corporation entering into a Purchase of Service Agreement with Youth Opportunities Unlimited, Canadian Mental Health Association Thames Valley Addiction and Mental Health Services and Atlohsa Family Healing Services Inc;*

*g) that the Civic Administration BE DIRECTED to continue to work with the community on the hubs implementation to establish additional opportunities for future procurement of additional spaces;*

*h) that the annual funding approval noted in a), b) and c) above is SUBJECT TO the availability of funding through the City of London, and/or other funding sources;*

*i) the ~~attached~~ proposed by-law (Schedule 2) BE INTRODUCED at the Municipal Council meeting to be held on October 5, 2023 to:*

*i) authorize the Deputy City Manager, Social and Health Development, or written designate, to approve the Municipal Purchase of Service Agreement between The Corporation of the City of London and each hub provider for the purchase of services to provide and operate three hubs; and,*

*ii) authorize the Deputy City Manager, Social and Health Development, or written designate, to execute the Municipal Purchase of Service Agreements with each hub provider;*

*it being further noted that the communications, included on the Added Council Agenda, were received. (2023-09-25)*

## 2.0 Discussion

### 2.1 Summary of the Canadian Mental Health Association Hub Proposal

The proposal from CMHA Thames Valley Addiction and Mental Health Services proposed a hub site in alignment with the Whole of Community Response as a multi-site model. The first site at 566 Dundas Street would provide 10 respite beds with the second site at 705 Fanshawe Park Road West requiring a rezoning to be able to provide 20 transitional beds. As part of the work undertaken by CMHA to prepare their submission for re-zoning and in light of new information provided to the proponent about the transitional bed site, the decision was made by the proponent to no longer pursue that location.

On November 6, 2023, the Canadian Mental Health Association released a statement that indicated they would not be moving forward with their proposal for a Women's Homeless Hub. The release is attached as **Appendix 'A'** in which the proponent discusses the decision they made as a result of the new information not disclosed to them at the time of their initial Hubs proposal submission.

### 2.2 Evaluation of Bid

Both the 705 Fanshawe site and 556 Dundas site were submitted by CMHA and evaluated by the City as a single bid submission. A cancellation of Council's award of the CMHA bid deals with both sites together in the same manner they were submitted, reviewed and awarded under the RFP. Neither site was evaluated independently for compliance with the RFP terms and scope and, as a result, it would be problematic to deal with them separately.

### 2.3 Conditional Council Approval Granted in September

As part of the recommendations in the September 25, 2023, SPPC report, approval of the awards were contingent on the City entering into contract with the respective Lead Agencies as outlined below:

- g) that the approval given herein **BE CONDITIONAL** upon the Corporation entering into a Purchase of Service Agreement with Youth Opportunities Unlimited, Canadian Mental Health Association Thames Valley Addiction and Mental Health Services and Atlohsa Family Healing Services Inc.*

Based on Canadian Mental Health Association's request to withdraw, the City will work with CMHA in the execution of a mutual release from their proposal in response to RFP 2023-199.

## 3.0 Financial Implications

As outlined in the September 25<sup>th</sup> report to the Strategic Priorities and Policy Committee, the Canadian Mental Health Association's multi-site proposal had the following costs:

Address	Beds	Capital	Operating Year 1	Operating Year 2
556 Dundas St.	10 Respite	\$40,500	\$1,425,562	\$1,425,562
705 Fanshawe Park Road West	20 Transitional	\$497,800	\$2,630,854	\$2,630,854
<b>TOTAL:</b>		<b>\$538,300</b>	<b>\$4,056,416</b>	<b>\$4,056,416</b>

The funding source for the capital costs of both sites (\$538,300) as well as the operating costs of the 705 Fanshawe Park Road West transitional beds (\$2,630,854/year x 2 years) was the London Community Foundation Health and Homelessness Fund for Change. The funding source for the operating costs of the 556 Dundas Street respite beds (\$1,425,562/year x 2 years) was Provincial Homeless Prevention Program funding. The funds intended for these purposes will remain available in their respective funding sources to support future procurement of additional spaces, as per the direction outlined in the

September 25<sup>th</sup> report to continue to work with the community to pursue additional opportunities.

## **Conclusion**

The City will not enter into a contract associated with this portion of the Hubs Implementation Plan with the Canadian Mental Health Association following their withdrawal of their bid in response to RFP 2023-199 Hubs Implementation Plan: Lead Agencies London's Health & Homelessness Whole of Community System Response and will release CMHA from their proposal.

**Recommended by: Kevin Dickins, Deputy City Manager, Social and Health Development**

**Attached: Appendix 'A' - CMHA Media Release**

**CC: Lynne Livingstone City Manager  
Barry Card, Deputy City Manager, Legal Services and City Solicitor**



CMHA Thames Valley Addiction & Mental Health Services  
200 Queens Ave  
London, ON N6A 1J3

November 3, 2023

City of London  
City Hall  
300 Dufferin Avenue  
London, ON N6A 4L9  
Attn: Lynne Livingston

Withdrawal of RFP for the Hub at 705 Fanshawe Park Road

Dear City of London,

At CMHA Thames Valley Addiction & Mental Health Services, our mission is rooted in our unwavering commitment to improving the lives of those in our community. Our vision is to create access to support and care for those in need. We endeavor to make a positive impact on the lives of the most marginalized individuals in London, and we take this mission to heart in all our work.

Our proposal for a Hub at 705 Fanshawe Park Road was driven by a sincere desire to assist the most vulnerable members of our community. We believed that this project would align with our core values, and we were fully committed to making it a reality.

However, new information came to light that was not disclosed to us when we initially submitted our proposal. This information revealed that the property at 705 Fanshawe Park Road was home to several individuals who were not short-term tenants. It would be morally and ethically wrong to displace one group of vulnerable people for another. This unanticipated recent development has frustrated or jeopardized the viability of this project and is likely to cause significant delay in completion.

It is with great disappointment that we announce our decision to withdraw our proposal for the Hub at 705 Fanshawe Park Road, including the respite beds at My Sisters' Place.

We wish to emphasize that our commitment to helping those in need remains steadfast; however, we are also committed to doing what is right. We wish to actively collaborate in any way we can to support the most vulnerable Londoners and look forward to future projects.

Thank you for your understanding and ongoing support as we continue to work towards a better future for the most marginalized individuals in London.

Sincerely,

Pam Tobin

CEO

CMHA Thames Valley Addiction & Mental Health Services