

May 16, 2023

Addendum #2: Multi-Unit Residential Acquisition Program (MURA) 2023 Request for Proposals (RFP)

Questions Received by Email at HousingSecretariatRFP@toronto.ca

Q1. Can MURA funding be used to purchase a six-bedroom rooming house and convert that into three two-bedroom units?

A1. Apartment buildings and multi-tenant houses (also known as rooming houses) of between six and 60 units are eligible for MURA funding. This conversion would fall below the six-unit minimum and would not be eligible.

Q2. Can an agency submit their own application to MURA and also be a partner with another agency for another submission?

A2. Yes, Proponents can submit a proposal on their own and additionally partner with other agencies on a second proposal. For example, an agency can submit a proposal to purchase a property with MURA support *and* participate in another MURA proposal where another group would be the owner of the property and the agency was a partner to provide support services.

Q3. Can this program be used in the acquisition of development sites for affordable housing, that is, vacant land zoned for residential development to be built into affordable housing units?

A3. No, MURA is intended for the acquisition of existing buildings, not vacant land.

Q4. Is the Letter of Introduction, Table of Contents and Summary of Proposal to be counted in the 16-page limit?

A4. Yes, all components outlined at Section 4.2 of the RFP ("Proposal Structure and Contents"), including the Letter of Introduction, Table of Contents, etc. should be included within the 16-page limit. However, supporting documentation can be added in appendices and there is no page limit on the size of a submission's appendices.

Q5. Are materials included in appendices evaluated as part of the proposal section? For example, would a table outlining management strategies and outcomes be evaluated as part of "Section B – Management Qualifications"?

A5. Yes, any materials submitted as part of the proposal package are evaluated as part of the proposal, including all appendices. The contents of the appendices should be clearly referenced within the main body of the proposal so that all supporting documentation can be clearly connected to the relevant section of the proposal. Using this example, the proposal's Management Qualifications section should reference the appendix where the table outlining management strategies and outcomes can be found.

Q6. For RFP section “Acquisition and Renovation Qualification #2”, what type of proof is expected for demonstrating that projects were completed on time and on budget?

A6. The Proponent should describe the renovation that was completed in as much detail as possible, including the project address, scope of work, consultants they work with, permits obtained, budgets, and so on, and include whether the work was completed on time and on budget, that is, if there were delays or additional costs, how this was mitigated or addressed, etc.

Q7. In consideration of possible renovation or repair costs for a property that hasn’t been purchased, what level of detail is required? We would like to determine if our estimates are sufficient or if completed up-to-date quotes or estimates based on licensed technicians, sub-contractors and engineering firms are required. The level of repairs or renovations will not be evident to us until the property is acquired.

A7. Up-to-date quotes or estimates based on licensed technicians, sub-contractors or engineering firms are not required to submit a MURA Proposal. Proponents should provide as much detail as possible about a property they are looking to acquire, including all known deficiencies and the renovations that will be required.

It is understood that the scope of this information may range from basic property data obtained from the present property owner or site visits, to an independent Building Condition Assessment (BCA) and professional estimates.