

Rental Housing Supply Program (RHSP) Capital Funding Call for Applications

Information Sessions
March 17 & 20, 2025



Purpose of Today's Meeting

- Information Session about the City's RHSP Capital Funding Stream - Call for Applications

What we are not speaking about today:

- Other Incentive/Funding Streams – including Purpose Built Rental (PBR) Incentives Stream, Affordable Rental and Rent-Controlled Housing Incentives (ARCHI) Stream or Community Housing Pre-Development Fund (CHPF)
- Process for individuals looking to find housing – this webinar is for those looking to build/develop Affordable Housing in Toronto. Please call 311 or visit the City's Finding Housing website [here](#)

Purpose of Today's Meeting

- To provide an overview of the City's RHSP Capital Funding Stream Call for Applications
- To answer questions/ provide clarification
- This presentation will be available on the [Open Calls for Affordable Housing Initiatives](#) website



Land Acknowledgement

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississauga's of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples.

The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississauga's of the Credit, and the Williams Treaties signed with multiple Mississauga's and Chippewa bands.

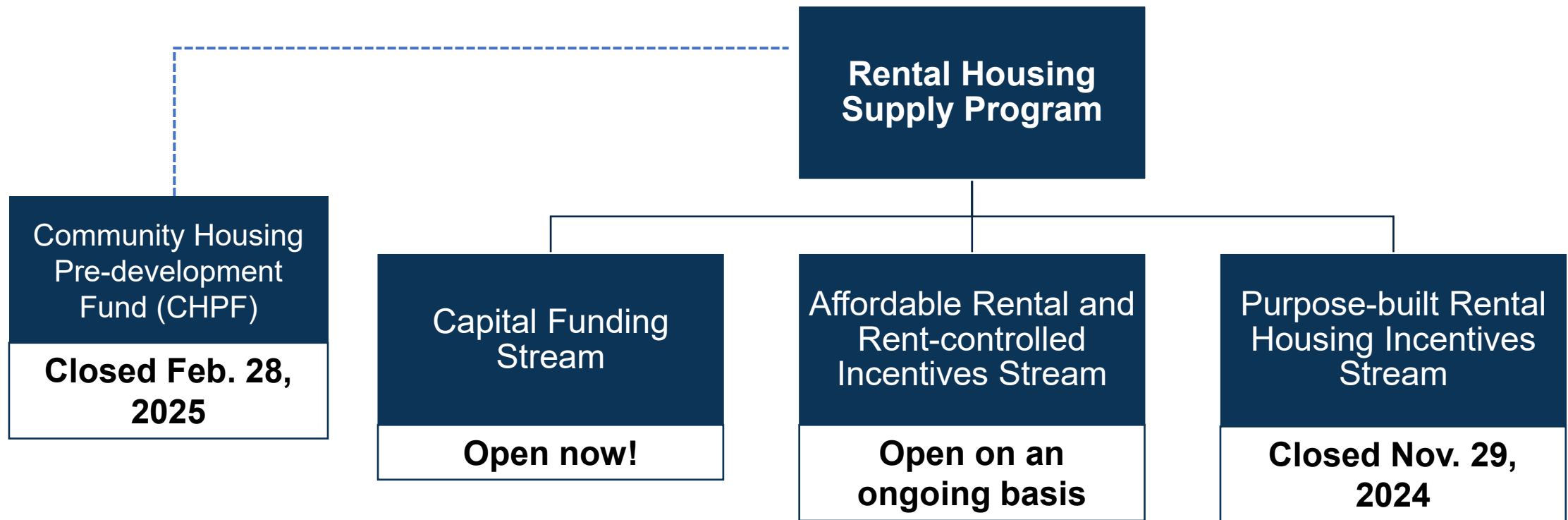
African Ancestral Acknowledgement

Though I am not a person of African descent, I am committed to continually acting in support of and in solidarity with Black communities seeking freedom and reparative justice in light of the history and ongoing legacy of slavery that continues to impact Black communities in Canada. As part of this commitment, I would also like to acknowledge that not all people came to these lands as migrants and settlers. Specifically, I wish to acknowledge those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. In support of the City of Toronto's ongoing efforts to confront anti-Black racism, I pay tribute to those ancestors of African origin and descent.

Overview of the Rental Housing Supply Program

- Supports the goals of the Housing TO 2020-2030 Action Plan (HousingTO Plan)
- Adopted by Council in 2024, with the aim of **delivering a range of new rental housing** including Rent-Geared-to-Income (RGI), Supportive, Affordable, Purpose-built Rental, and Rent-Controlled homes
- The new Rental Housing Supply Program (RHSP) replaces the Open Door program and **provides capital funding and financial incentives** through three streams

Overview of the Rental Housing Supply Program



Capital Funding Stream – Highlights

- **Community Housing Providers** and **Private Sector Housing Organizations** are eligible to apply
- Will provide **Capital Funding to support the creation of new Affordable Rental Homes** in eligible projects (new construction, additions to existing sites/buildings)
- **Capital funding of up to \$260,000** per Affordable Rental Home to be made available - **\$50 Million** in Funding available in 2025
- **Complements other components of the new RHSP**, including the Affordable Rental and Rent-Controlled Housing Incentives (ARCHI) Stream, Purpose Built Rental (PBR) Incentives Stream, as well as the new complementary Community Housing Pre-development Fund
- **20% of funding** will be set aside for Indigenous-led Housing Providers



Eligible Applicants

The Capital Funding Stream is available to the following organizations to build new affordable rental homes in Toronto:



Non-Profit Housing Organizations



Non-Profit Housing Co-operatives (co-ops)



Indigenous Housing Providers



Private-sector Housing Organizations



Eligible Project Types

New construction of multi-unit rental buildings

Addition of new affordable rental housing buildings/units to existing residential buildings

Conversion of non-residential to rental housing (e.g. hotel conversions)

Applicants must own or otherwise control (lease) land for at minimum 40 years

Must have a landlord-tenant relationship under the *Residential Tenancies Act* or non-profit housing co-ops under the *Co-operative Corporations Act*

“Portfolio” Applications

To support the application process for scattered site projects the City will accept applications on a portfolio basis involving the development of multiple small properties, where they will be developed and operated by the same organization. Interested applicants should email HousingSecretariatRFP@toronto.ca to confirm if a portfolio approach is appropriate for them.

Ineligible Project, Unit Types & Expenses

Nursing/retirement homes, LTC facilities, shelters/crisis care facilities, transitional housing, student residences

Rental replacement units:
Cannot be counted towards Affordable housing requirement & not eligible for Capital Funding

Ineligible expenses:
Planning Application Fees, Building Permit Fees, CBCs, DCs, Parkland, Property Taxes*

Ineligible expenses:
Cost of Acquiring Land**

*Applicants that require relief from these fees and charges must submit a separate application under the **Affordable Rental and Rent-Controlled Housing Incentives Stream** [here](#). This application is open and accepts applications on an ongoing basis.

**Applicants interested in pursuing an acquisition opportunity are encouraged to consider the [City's Multi-Unit Residential Acquisition \(MURA\) Program](#).

Affordable Rental Housing Requirements

Projects must meet the following Affordable Rental Housing requirements:

Minimum of 20% of residential units to be Affordable Rental

Meet the City's RHSP Affordable Rent

Be secured for at minimum 40 years, target of 99 years

Rent controlled with increases no higher than the Provincial Rent Increase Guideline

RHSP Current Affordable Rents	
Unit Type	Maximum Rent
Studio	\$1,109
1-Bedroom	\$1,404
2-Bedroom	\$1,985
3-Bedroom	\$2,190

About the RHSP affordable rent definition:

- The RHSP incorporates an income-based definition of Affordable Rental Housing, and is the lower of:
 - The City's Official Plan income-based definition
 - The Provincial Affordable Residential Unit definition, under the *Development Charges Act*
- Will be updated as City and Province update their definitions – no further updates planned while Capital Funding Call is open

Other Requirements

Unit Mix and Size

- Projects including market rental units are expected to propose unit mix (by bedroom type) and size that are consistent between the affordable and market rental portion
- Projects will be prioritized for exceeding City targets for family sized units
- More details will be released in an addendum

Development Review Status

- The City aims to allocate funding to projects with a viable path to construction
- Applicants are required to have at minimum completed a PAC (pre-application consultation) with the City

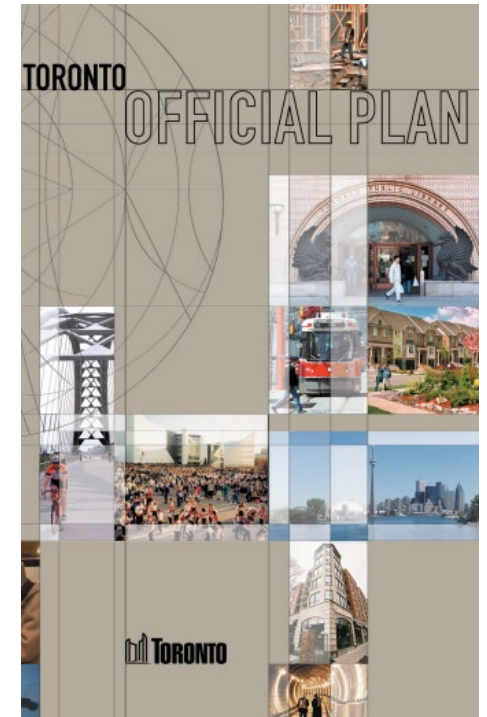
Security

- The value of City funding must be secured on title in the form of a Charge/Mortgage of Land ("City Charge").
- This and other requirements are detailed in the template Contribution Agreement posted with the program materials

Relationship to City Planning Policies

The City requires the delivery of Affordable Rental Housing under City Planning policies and programs, including the Official Plan, Secondary Plans, site and area specific policies or through in-kind community benefits charges.

- Projects required to deliver affordable housing through these policies are eligible to apply and include these affordable rental homes towards the minimum 20% requirement (as long as they meet other requirements, e.g. affordability). However, these units will **not** be eligible for funding, unless the applicant can demonstrate they are exceeding the policy requirements by using RHSP funds.
 - Example: a project is required to deliver 5% affordable rental housing at the income-based definition for 25 years.
 - If the applicant proposes to extend the affordability period on the units to 40 years, and otherwise adds affordable rental units to meet the 20% minimum requirement, then they will be eligible for funding for the original 5% affordable units.
- Projects including office replacement: Eligible to apply, must comply with any Official Plan policies regarding office replacement. Any affordable housing required under Official Plan office replacement policy will not be eligible for funding, but can be counted towards the 20% minimum requirement.



Funding Available

\$50 million in Capital Funding is available through this call in 2025. \$10 million of this funding is set aside for Indigenous-led Housing Providers.

The City expects demand to exceed the available funding. Projects will be subject to a thorough, competitive evaluation process by City staff. Key considerations include:

- The amount of funding requested from the City of Toronto should be detailed and fully supported in the application.
- The City's funding contribution will be determined after projects have maximized equity contributions, taken advantage of available incentives, applied funding from other orders of government where available, and after construction financing has been optimized.
- The Program allows for up to \$260,000 in Funding per Affordable Rental Home however this is an upper program limit and not indicative of the funding any project should anticipate.
- Projects that request smaller amounts of funding on a per unit basis will be prioritized.



Access and Ongoing Oversight of new Affordable Rental Homes

- Affordable Rental Homes in Approved projects must follow City requirements for tenant selection, income verification, reporting, and overall administration of affordable rental.
- New prospective tenants of these homes are to be income-tested to ensure their household income is no more than four times the annual rent of their unit.
- Successful Applicants will be required to participate in the City's Centralized Affordable Housing Access System, unless approved alternate referral pathways are approved. **Note that approval of a successful Capital Funding application does not include approval of an identified tenanting plan or referral agreements.**



Housing Benefits & Building new Rent-Geared-to-Income and Supportive homes

- All projects must make at least 20% of their affordable rental units available to households in receipt of Housing Benefits, should funding be available.
- Applicants may propose additional units to operate as rent-geared-to-income housing by requesting more Housing Benefits funding from the City to deepen affordability.
- Supportive housing projects are encouraged to apply and to have identified sources of operating funding for support services.
- Where operating funding has not been identified, Applicants may request the City provide this funding for wrap-around support services as part of their Capital Funding Application. The City is not able to guarantee the availability of support services funding on any given year or on an ongoing basis.



Evaluation Criteria

Criteria		Available Points
1	Mandatory Information and Executive Summary	Not scored
2	Development Qualifications	20
3	Corporate Financial Viability & Financing Experience	10
4	Affordable and Rental Housing Management Qualifications	15
5	Proposed Capital Funding and Financing Plan	20
6	Proposed Development Plan and Schedule	20
7	Building Operating and Management Plan	10
8	Community Consultation and Communications Plan	5
TOTAL		100 points

Prioritization

Criteria

- 1 Proposals from **Community Housing Providers with experience working with the City** to deliver or operate Community Housing;
- 2 Proposals for **Supportive Housing, particularly where the Applicant can demonstrate access to other sources of operating funding** for support services;
- 3 Proposals **offering a higher percentage of Affordable Rental Homes** than the minimum requirement of 20%;
- 4 Proposals that include **longer terms of affordability for Affordable Rental Homes, up to 99 years**;
- 5 Proposals that are eligible for or have secured funding and/or low-cost financing from other orders of government, and **require smaller amounts of RHSP Capital Funding from the City**;
- 6 Proposals that demonstrate the **ability to achieve earlier construction start**, by having progressed through the Development Review process;
- 7 Proposals that exceed City targets for **Affordable Rental Homes sized as family units (35% 2-bedrooms, and 10% 3-bedrooms)**, where appropriate based on the intended tenant group;
- 8 Proposals from **projects led by and/or intending to serve priority populations** including Indigenous, Black and racialized communities, women and gender diverse people, seniors, youth, 2SLGBTQ+ communities, people with disabilities, people experiencing homelessness, and other equity-deserving groups; and
- 9 Proposals that **exceed minimum City requirements related to energy efficiency and accessibility**.

2025 Call for Applications Timeline

Item	Date
Call for application issuance date	March 5, 2025
Information sessions	March 17, 2025 March 20, 2025
Deadline to Submit Written Questions to HousingSecretariatRFP@toronto.ca	April 15, 2025
Last Addendum Issued	April 25, 2025
Call for Application Closing Date	May 2, 2025 at 5:00 pm
Report to City Council for Final Approval	Summer 2025

* Subject to change, any changes will be added to Call for Applications website and noted by Addendum

How to Apply

1. Review all applications materials on the [Calls for Application Website](#) in detail prior to applying including:
 - Guidelines
 - Application Package
 - Submission Checklist
 - Terms and Conditions
 - Mandatory Forms
 - Project Data Spreadsheet
 - Template Contribution Agreement
 - Any Addenda(when issued)
2. Submit any questions regarding the application package to HousingSecretariatRFP@toronto.ca
3. Submit a complete application package when you are ready via email to HousingSecretariatRFP@toronto.ca

Application Support: Infrastructure Institute (II) & Toronto Alliance to End Homelessness (TAEH)



Q&A





Thank You!

Please send questions regarding the RHSP to HousingSecretariatRFP@toronto.ca

All questions will be answered in writing and made available online as an Addendum at [Open Calls for Affordable Housing Initiatives – City of Toronto](#)