

Online Information Session

**RFP for Non-profit Housing Provider to Lease and Operate
Affordable Rental Homes with Support Services:**

1141 Bloor St West

January 9, 2026

Introduction

The purpose of today's session is to provide an overview for housing providers interested in responding to this RFP and answer clarifying questions about the RFP.

This session will **not** provide you with information related to getting access to an affordable home. That information is available on the City of Toronto's Website at: <https://www.toronto.ca/community-people/housing-shelter/access-community-housing/>

Introduction

This session is being recorded for internal purposes. The recording will be used by staff to prepare an addendum based on the questions asked today. A copy of the slides and the addendum will be posted on the website.

Staff from the following teams are available today to respond to questions as needed:

- Housing Secretariat (general RFP, affordable housing program, support services)
- Housing Development Office (site specific and development-related questions)
- Toronto Shelter and Support Services (TSSS), Coordinated Access Team (tenant identification and matching)

Land Acknowledgment

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, 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 Mississaugas of the Credit, and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

African Ancestral Acknowledgement

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

Agenda

1. RFP Overview
2. Summary of the new development at 1141 Bloor St W
3. Funding, Support Services & Access to Units
4. Making a Proposal
5. Evaluation Process
6. Q&As

RFP Overview

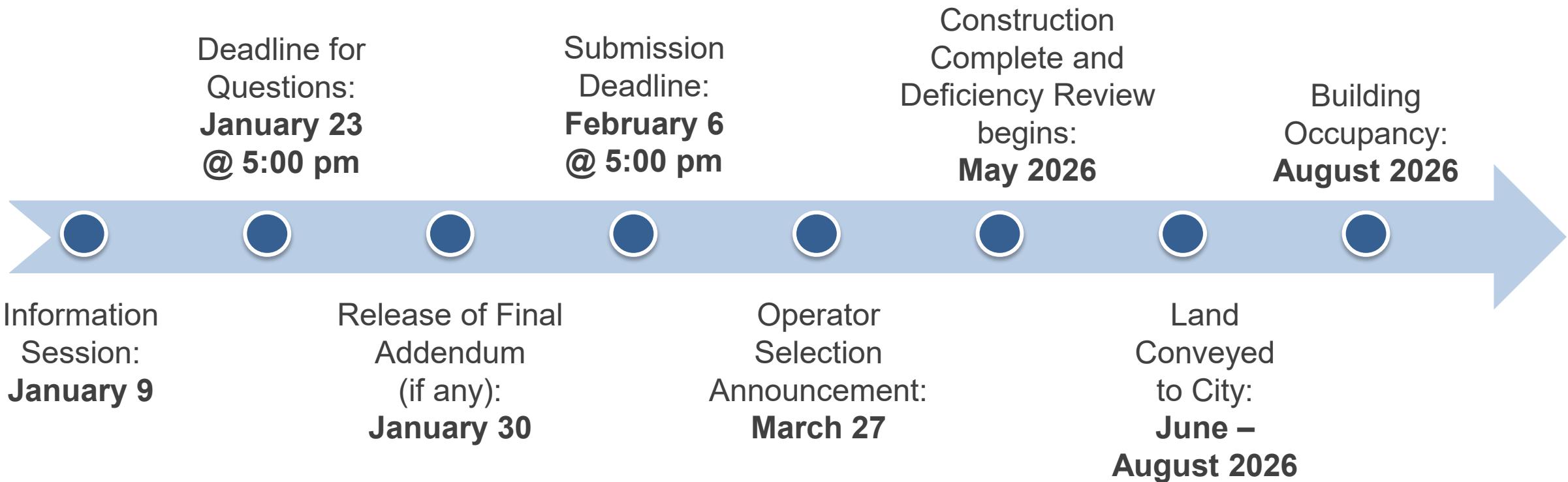
Creating Supportive Homes

- There are more than 10,000 people experiencing homelessness in Toronto, and new homes with supports are urgently needed to ensure everyone has a warm, safe place to call home.
- The City's HousingTO 2020-2030 Action Plan sets a ten-year blueprint for action across the housing continuum and calls for the approval of 65,000 rent-controlled homes, including 18,000 supportive homes.
- The Project at 1141 Bloor St W. will assist in reaching this target, creating 56 new affordable rental homes with support services.

Who Should Apply?

- The City is looking to select an experienced **non-profit** housing and support services provider to lease and manage the building at 1141 Bloor St W. based on a number of criteria, including but not limited to:
 - Experience managing affordable, social, and/or supportive housing using a Housing First approach
 - Experience providing support services to a range of tenants, particularly people experiencing chronic homelessness, either directly or in partnership with other organizations
 - Strong corporate financial viability
 - Strong track record in engagement and communications with tenants and local communities
- Proposals led by Indigenous owned and operated organizations, or in partnership with these organizations, are encouraged to apply.
- Partnerships between non-profit housing providers and support agencies are welcome to apply.

RFP Milestones

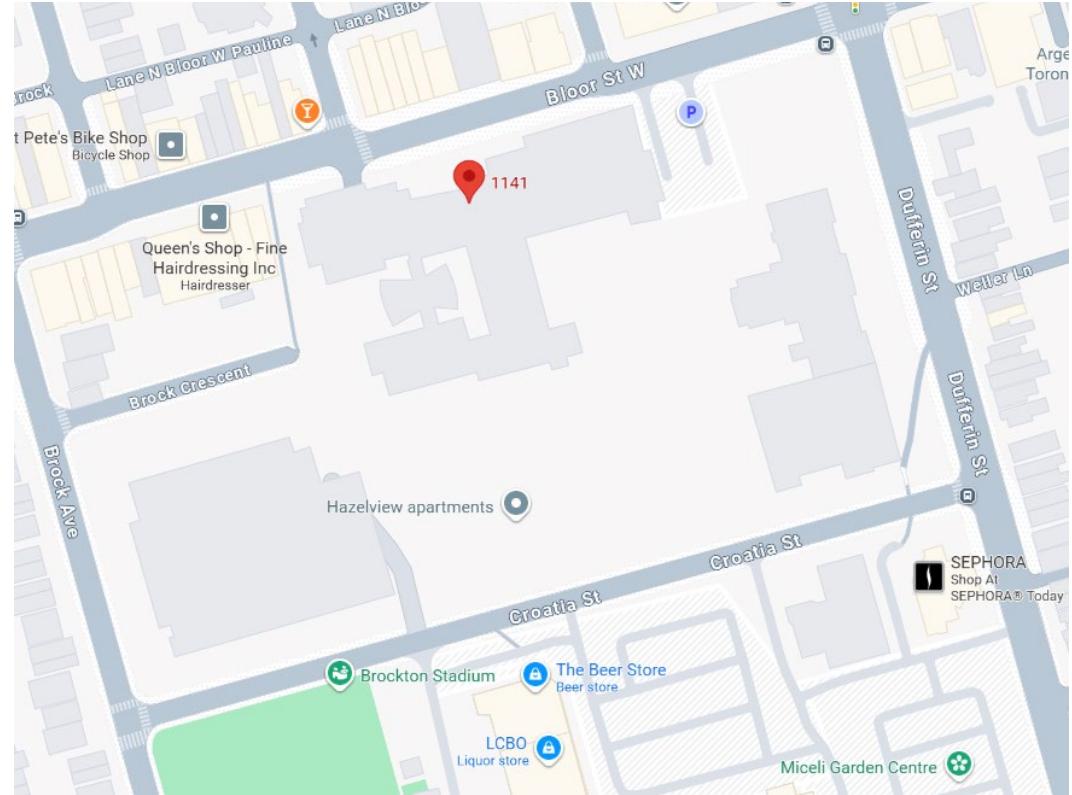


Summary of New Development

1141 Bloor St W.

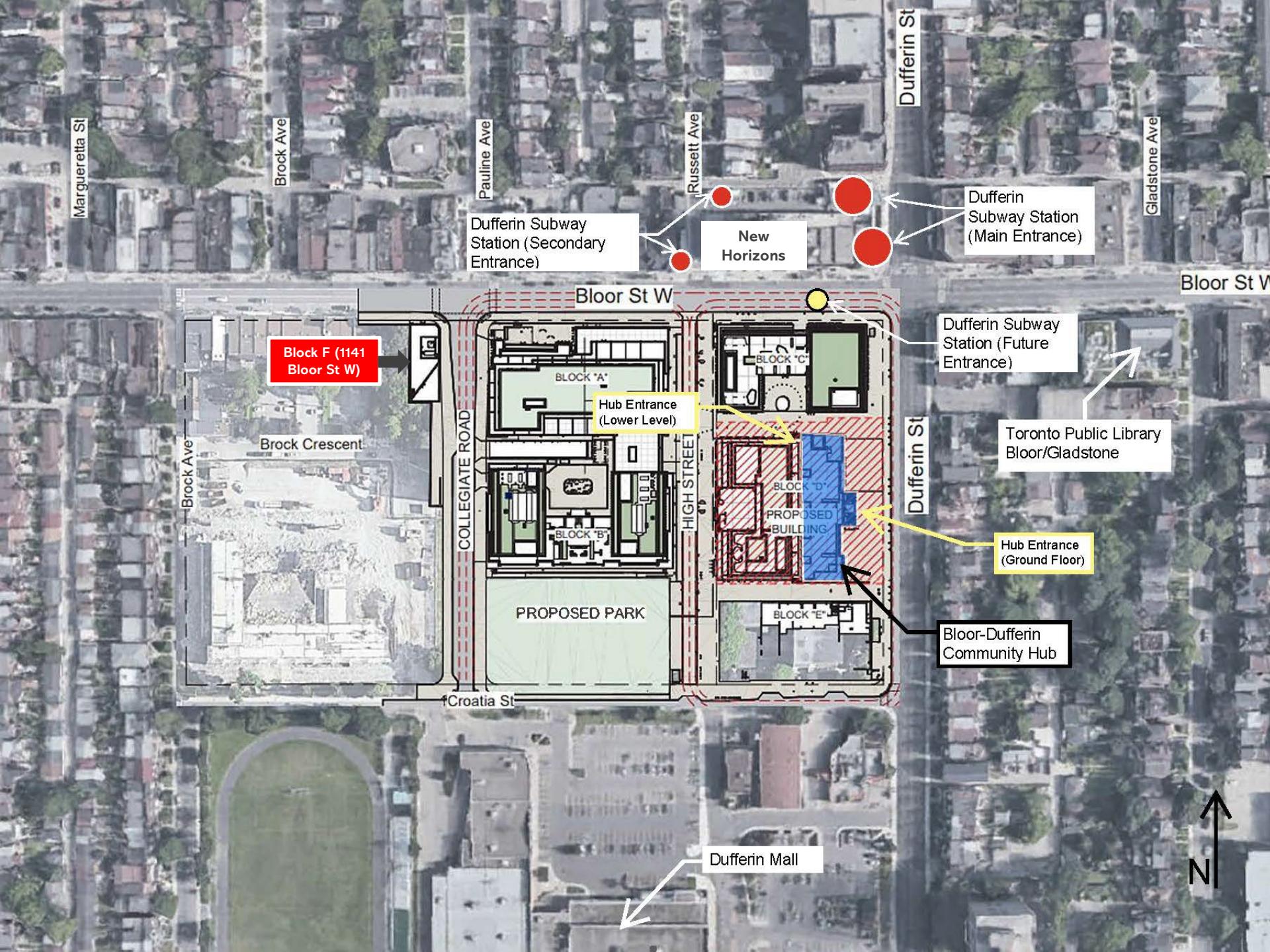
1141 Bloor St W.

- Located in Toronto at Bloor & Dufferin, the lot at 1141 Bloor St W. is part of a mixed-use community made up of rental apartments, a Community Hub, a Park and the Supportive Housing Building.
- The site is walking distance to No Frills and other independent grocery stores.
- In close proximity to CommunitiCare Health Centre (Four Villages Community Health Centre - Bloor Site)
- Other community services such as Working Women Community Centre, Roma Community Centre, Loft Community Services, Bloor/Gladstone Public Library
- 1141 Bloor St W. is serviced by TTC including the 506 streetcar, the 300 and 402 buses and the Dufferin Subway Station



Site Context

Aerial view of the Bloor/Dufferin Community Hub and surrounding context



1141 Bloor St W. Site Details

Key Facts

- 8 storey supportive housing building to be owned by the City of Toronto and currently under construction by Fitzrovia
- 56 residential units (studios and 1-beds)
- To be ready for occupancy this year (tentatively in August 2026- subject to change)



Images by Turner Fleischer Architects

Funding, Support Services & Accessing Units

Funding & Benefits

Support funding

One time start up funding:	\$2000/unit
Estimated annual support services funding:	\$2500/unit/month*

*This is an estimate only. Actual support service funding amounts will be provided to match the intensity of support services provided by the operator, subject to approval by the City.

The City is interested in working with housing providers that have access to **additional** support services funding and strongly encourages Proponents to propose additional sources of support funding.

Tenant affordability and housing benefits

- Operator will receive difference between 80% of the city-wide Average Market Rent (AMR) for any one unit and the amount paid by the tenant.
- Amount payable by the tenant will be no more than 30% of their income, or the shelter allowance of their Ontario Works or Ontario Disability Support Program benefits.

Lease amount and term

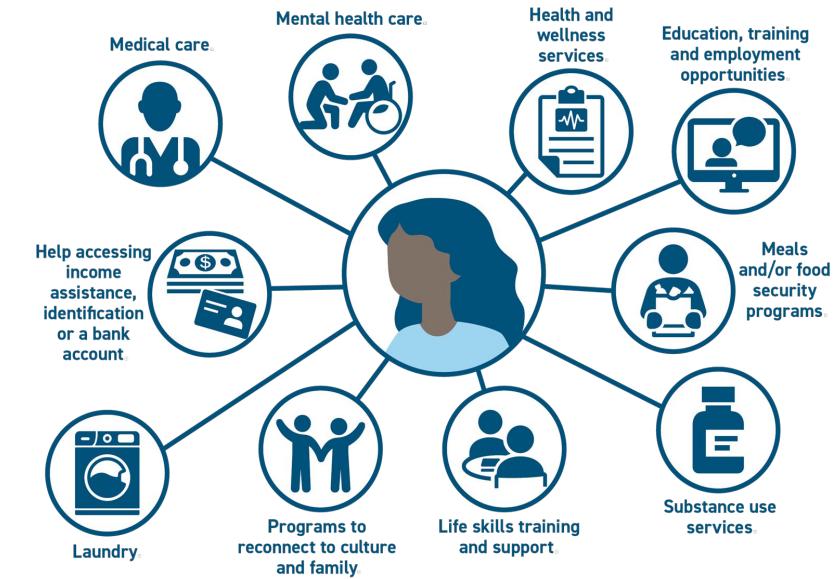
- \$2 annually (50-year lease)

Property taxes

Subject to approval of City Council, the properties will both be exempted from property taxes, for municipal and school purposes, for the duration of the lease.

Support Services

- Proponent must provide 24/7 housing stability support services to tenants for the term of the approximately 50-year lease, including as needed:
 - Housing stability and eviction prevention supports
 - Economic and social/community integration supports
 - Health and wellness supports
 - Basic needs supports
- Tenants will be matched to homes based on the level and type of support they require, and any additional eligibility criteria proposed by the successful applicant and outlined in the Access Plan
- The successful proponent will need to provide flexible supports that are able to step up and step down in response to both episodic needs and/or needs that fluctuate over time
 - For example, some may start with basic support needs daily during the daytime that will scale down over time, while others may need mental health supports a couple of times a week.



Accessing Units

Access Plan

- Prior to occupancy, City staff will work with the Successful Proponent to finalize a Tenant Access Plan for approval.
- The Access Plan will describe the referral pathway and ongoing vacancy management.
- The Access Plan will provide details on the Priority Access to Housing and Supports (PATHS) process which the successful proponent is expected to participate in.
- Access Plan template included in Contribution Agreement posted, for information.

Priority Access to Housing and Supports (PATHS) Process

- PATHS is a system-wide, prioritization-driven approach to identifying and connecting tenants to vacant homes with supports
- Tenants will be referred from City-funded overnight services (shelters, 24-hour drop-ins, hotel/motel programs) or street outreach programs
- People experiencing homelessness will be prioritized according to principles outlined in the PATHS Prioritization Policy, including those experiencing chronic homelessness, Indigenous Peoples, Black people, youth, seniors and others.
- As part of tenant selection process, the City and the successful proponent will work together to ensure tenants' support needs are able to be met by the services provided.

Making a Proposal

Making a Proposal

Section 4 details the required components of the RFP including:

4.1 – Executive Summary

- To include a letter of introduction providing a brief introduction to the proponent and team making the proposal signed by person(s) authorized to sign on behalf of the Proponent, a table of contents, and a **signed copy of the Offer to Lease**

4.2 – Affordable Rental Housing Management Qualification & Corporate Financial Viability

- Opportunity to demonstrate the proponent's experience in managing affordable rental housing and supporting eviction prevention, including case study examples
- Opportunity to demonstrate the proponent's financial capacity and experience through submission of audited financial statements and description of proponent's approach to property budget management

Making a Proposal (continued)

4.3 – Operating and Management Plan

- Demonstrate the specific operating plan for the site, outlining the roles and responsibilities of parties involved in the management of the building
- Completion of the annual and 10-year operating budget to demonstrate the sustainability of the project over time
- Must include a phased occupancy plan describing the approach to tenanting the building over the first 30-90 days after handover of the building

4.4 – Support Services Qualifications

- Describe their experience and qualifications in providing support services, either directly by the Proponent, or through partnerships with other organizations including community-based health services. Must submit at least 1 case study example.
- Must also describe experience of the Proponent in participating in the City of Toronto's Coordinated Access system

Making a Proposal (continued)

4.5 – Support Services Plan

- This section should specify the tenant population(s) that will be supported at the building, and how support services will be tailored to meet their needs and contribute to positive housing and well-being outcomes.
- Proponents must submit Appendix 7 Support Services Budget, which funds on site support services. **Proponents are strongly encouraged to supplement the funding available from the City with other sources, if available.**
- The Support Services Plans submitted under this RFP will form part of the Agreement with the City.

4.6 – Community Communications and Outreach Plan

- Demonstrate ability to work with local organizations and neighbours to manage relationships and build a safe and inclusive community for everyone. This includes the experience of the Proponent in managing Community Liaison Committees, and plans to effectively manage any neighbourhood issues, should they arise.

4.7 – Additional Mandatory Requirements

- Each proposal must include in the completed mandatory submission form provided in Appendix 8 – Mandatory Submission Form.

Evaluation Process

Evaluation

- Selection committee of City staff
- Successful proposal must score a minimum of 70% of the points in each category and in total
- Proponents may be invited to an interview, the results of which will be used as a mechanism to confirm or revise the evaluation score
- Selection Committee may ask Proponents for clarification in writing

Evaluation Criteria	Points Available
Mandatory Form	Pass / Fail
Introduction	Not Scored
Affordable Rental Housing Management Qualifications and Corporate Financial Viability	25
Operating and Management Plan (including annual and 10-year operating budget)	25
Support Services Qualifications	15
Support Services Plan	25
Community Communications and Outreach Plan	10
Total	100

Questions?

Contact:

HousingSecretariatRFP@toronto.ca