



Addendum # 2

Request for Proposals for Non-Profit Housing Provider to Lease and Operate Affordable Rental Homes with Support Services: 1141 Bloor St West

Date of Issue; January 30, 2026

1. Site, Building and Development Related Questions

1.1. Will washers and dryers be in place or will the successful operator be required to provide them?

Is it acceptable to install coin-operated machines so tenants will have to pay to do their laundry?

- Washers and dryers are being provided in the laundry rooms and will be either card or coin operated

2. RFP Submission and Evaluation Questions

2.1. Support Partners – Alternative Funding – Transitional Housing

We may partner with an agency that provides case management to clients while they receive support from the agency. Typical for this type of transitional housing, the occupant is allowed to stay in the living unit as long as they continue to receive the agency's support and the length of occupancy is limited (often to 4 year or less).

The Residential Tenancies Act, s. 5.1 exemption allows for the exemption of living accommodation provided to a person as part of a program that meets specified requirements. This exemption applies to programs that consist of the provision of living accommodation and accompanying services, which must include rehabilitative or therapeutic services or services intended to support employment or life skills development. The program must be intended to support the occupant in obtaining and maintaining more permanent living accommodation.

Is a transitional housing model (for a limited number of units) acceptable in this RFP?

- As indicated in the RFP, the City's priority in developing new supportive homes is to take a Housing First approach focussed on providing access to permanent affordable rental housing.
- The City will prioritize proposals that create permanent affordable rental housing through this RFP.
- Proponents are able to propose a transitional housing model but must provide additional details on how tenants of the transitional housing units will be supported to access permanent rental housing and transition out of the program at the end of the term.

2.2. Does the City allow for more than one nonprofit organization to partner with another to submit a proposal?

- Section 1.3 of the RFP provides details on who should apply for the RFP. The City welcomes applications from proponents and support service provider partners who have experience in providing supports for the intended tenant group and welcomes details about how the support services offered by the partners will meet the needs of the intended tenant group to achieve the desired outcomes of the RFP.
- Section 4.5 of the RFP provides more details regarding the requirements for the staffing plan which includes a list of the organizations/staff and resumes required to provide the supports for the intended tenant group

2.3. How many organizations would sign the agreement?

- The City will enter into agreements as a result of the RFP process with only one organization. If partnerships have been created, a lead organization will need to be identified, or a new corporation should be created for agreement purposes.

2.4. Section 4.2 of the RFP asks for "case study examples and references", and should include:

- a description of the project,
- services provided to the reference
- the name of the reference and their relationship to the proponent, and
- contact information, presumably for the reference.

Is the City asking for references from clients who received service which would include their person information?

- The references requested in Section 4.2 of the RFP relate to the operations of a similar housing project and/or the services provided to tenants as part of the management of the housing projects and not to individual tenants to whom services were provided. If external support providers were engaged to provide services, please provide their contact details.

2.5. Section 3.5 states: Proponents who have access to support funds should note when preparing a support services budget that the communal space on the ground floor includes a kitchenette. This feature can be used to support meal programs, and/or other food security supports. Partnerships with local food providers, Mobile food service provision and meal planning and food skills programming could be included as part of the basic needs and/or social and community integration support services.

Please clarify the City's expectation. With only a kitchenette, not a commercial kitchen, it will not be possible to prepare meals for 56 residents. Is the expectation that day to day meals will be the responsibility of the individual tenants?

- Each unit comes equipped with a kitchen to support tenant autonomy and independence. Support service providers may support this through programming that helps tenants build skills related to meal planning and food preparation.
- As indicated in section 3.5, partnerships with local food providers, Mobile food service provision and meal planning and food skills programming could be included as part of the submission for support services.
- If the Proponent's submission includes a meal program, it should be included under Program Supplies as part of the Support Services budget. Please ensure to provide a detailed explanation of the meal program and associated costs when submitting your proposal.

2.6. We are woman only serving agency and are interested in applying for the RFP. Will this be prioritized?

- Section 1.4 of the RFP outlines the intended tenant group for this site. Proponents are welcome to submit a proposal to provide supportive housing for a specific target population within the priority populations listed in Section 1.4 and are encouraged to propose a support services plan to meet the needs of that population. Intersectional populations can also be considered, for example, women who are also seniors/older adults, provided it aligns with the priority populations identified in the RFP.
- Tenants must be identified using the City's Priority Access to Housing and Supports (PATHS) direct matching process, which is a prioritization-driven approach to identifying people experiencing homelessness using a common assessment tool to ensure their support needs will be met. In alignment with the City's Coordinated Access prioritization policy, 40% of housing resources aim to support women experiencing homelessness. Please see Appendix 12 for more details.

2.7 Are resident RTA legal expenses considered a support service program expense or an operations expense? These are separate activities from corporate related legal fees that are typically included under admin expenses.

- Section 4.5 in the RFP outlines the distinction between operating budget costs and support services costs. Support services costs are typically costs associated with the functions and services that go beyond a traditional landlord role and provide services based on the tenant population, the specific needs of the tenants and the proposed outcomes for the project.

3. Funding, Housing Benefits and Budget Related Questions

3.1. If proponents are to bring additional funds, there are obligations under those agreements that where the individuals may have different needs than those coming through the PATHS process. How would that process work?

- As outlined in Section 1.4, this property is intended to provide supportive housing for individuals currently experiencing or at risk of homelessness. Proponents are welcome to propose approaches to tenanting the building provided they meet the requirements under section 1.4 Intended Tenant Group, including people who are chronically homeless.
- As noted in sections 2.1, 2.2 and 4.5 of the RFP, if other sources of funding are available, that is something that would be taken into consideration in the evaluation by the panel and additional points will be awarded.
- Where alternative funding is available for the delivery of support services and associated with specific requirements, the City can work with the Successful Proponent to ensure those funding requirements are met. This may include working in partnership with other funding bodies and/or waitlist managers to identify tenants that also meet the criteria in terms of exiting homelessness and to align with the matching process through the City's Coordinated Access System. All additional eligibility requirements or program related criteria related to these sources of funding should be clearly articulated in the proposal.
- If Proponents have access to additional funding that also would require tenants be moved from other locations, this can be highlighted in the proposal.

3.2. Do you anticipate having confirmation about HPP funding status prior to a proponent being selected?

- Support funding and housing benefits will be provided for this project, sources of funding will be determined by the City of Toronto.

3.3. If a lease is more than 49 years, it is eligible for a land transfer tax – what happens if the Province will not accept the value of the lease as \$2? Because it's payable on something more than 49 years, how will the City deal with that?

- The lease term is 50 years less one day. This length of term ensures that the land transfer tax is not payable.

3.4. Has the City produced a Replacement Reserve Study for this building? It would be helpful to understand the scheduled short- and long-term replacement costs to project a Capital Reserve Plan.

- The Successful Proponents would be responsible for all aspects of the ongoing maintenance and capital repair of the building as outlined in the RFP and template Lease, through the rental revenue. Section 4.3 of the RFP provides detail on the requirements of making a Capital replacement reserve contribution from the annual gross rental income (including parking and laundry) of the project, including any rent supplement income from the province or the City of Toronto, in accordance with the terms of the Lease.

4. Tenanting the Building

4.1. Will the handover/closing process outlined in the Offer to Lease be followed?

- The handover/closing process outlined in Section 3 of the Offer to Lease will be followed as indicated. Section 3.1 provides details on provisions to extend the closing date and conditional periods.

4.2. How does the City account for vacancy loss provision?

- The City does not anticipate any delays in tenanting. There is a vacancy loss provision included in the Contribution agreement in Article 5.