

Multi-Unit Residential Acquisition Program (MURA) Request For Proposals 2025

Addendum #4, February 18, 2026

Questions & Answers

The following questions were received through the MURA RFP email address HousingSecretariatRFP@toronto.ca. The question period is now closed.

- 1. Are organizations that were successful recipients of MURA funding in the 2024 round eligible to apply again in this 2025 cycle? Is there a restriction preventing organizations from receiving funding in consecutive years?**

Groups that were successful funding recipients under the previous MURA RFP and have purchased a property or otherwise satisfied the program commitments associated with their prior award are eligible to apply for this RFP. Groups that have not used their funding allocation from the previous MURA RFP are not eligible to apply for this RFP.

- 2. Addendum #3, Question #10 states that only licenced multi-tenant (rooming) houses are eligible for (up to) \$150,000 per-room in MURA support.**
 - a) If we are looking to acquire a property intending to rent rooms as a Multi-Tenant House should we apply for \$150,000 per room, even if the current use of the property is as apartments? We are proposing to acquire a triplex with two 3-bedroom apartments and one 2-bedroom unit. Would this be considered three apartments or a rooming house of 8 rooms?**

Only properties required and able to obtain a Multi-Tenant Housing Licence are eligible for the per room maximum of up to \$150,000. If a licence is not required, the unit is considered a single apartment unit (dwelling unit) and the maximum of \$200,000 per apartment applies.

In the example provided, if a Multi-Tenant Housing Licence is not required the property would only be eligible for up to \$200,000 per self-contained apartment unit, for a total of up to \$600,000 in funding for three units.

b) There are instances where a residence could have all the attributes of a multi-tenant house but are exempt from licensing requirements eg. if they were managed as a co-operative or were a private or non-profit-owned student residence.

In such an instance, would an applicant be eligible to obtain up to \$150,000 in funding per room even if the property is exempt from licensing?

No, only properties that require and operate under a Multi-Tenant Housing Licence are eligible for up to \$150,000 per room.

It is unlikely that a multi-tenant co-operative or student residence is exempt from licensing requirements. The Proponent is advised to contact Municipal Licensing and Standards through the following website to clarify this:

https://www.toronto.ca/community-people/housing-shelter/rental-housing-rights-information/multi-tenant-rooming-houses/?WT_rd_id=%2FMultiTenantHouses

3. We have identified a property that we intend to include in our MURA application. Is there any concern with utilizing the current rent levels (reflected in the existing tenants' leases) and the building's existing revenues and expenditures to complete the budget forms in the application?

In the event that the building's rents are below the program's maximum affordable rent, these rents must be maintained under the existing leases, and should be used to complete the budget forms in the application.

Otherwise, the RFP notes that: "To show project viability, operating budgets are to be based on current costs and Affordable Rents, even if current rents are above affordable levels." (See p. 29, section 4.2, Proposal Structure and Contents, at subsection E, Operating Budget and Management Plan.) In other words, it is understood that some units in a building may be renting above affordable levels, however the property must be operationally viable should rent revenues be reduced as units become affordable.

Applicants should fully understand the program obligations detailed at section 2.9 of the RFP, Rent Levels and Ongoing Affordability Requirements, in that MURA requires Proponents to offer to income-test tenants of market rent apartments to determine whether they may be eligible for affordable rents.

4. We are a newly established non-profit (2yrs) focused on affordable housing serving independent seniors of Black, Caribbean, and African descent. In

partnership with our affiliated for-profit entity, which has over 30 years of property management and real estate ownership, the non-profit will apply.

We intend to use the for-profit's financials, operational systems, and property management expertise, given we share ownership and leadership. Can we leverage the for-profit's financials to demonstrate capacity? Please confirm that this blended approach will be acceptable for demonstrating stability.

Proposals will be evaluated based on the strengths of the Proponent and the team of partners and consultants they have assembled.

The City's MURA Contribution Agreements are with non-profit groups as the Proponent, and the Program provides financial contributions to non-profits only. The non-profit Proponent's financial and other information should be submitted as requested in the RFP.

Additional information about the for-profit partner described above can be submitted and will be considered. The relationship between the partners should be clearly explained in detail.

Please note that the City will have no obligation to continue or maintain the MURA funding relationship with the Proponent should, in the City's sole opinion, the Proponent's team change significantly through the removal or substitution of any partner or consultant included in the Proposal. This decision will be exclusively at the City's discretion.

5. Can you please clarify the City's policy if an appraisal comes in below the purchase price or the model projected costs?

The program's intent in requiring an appraisal is to ensure that the City is supporting the purchase of reasonably priced properties. Barring extenuating circumstances, if the property's sales price is higher than the appraisal, then the purchase does not reflect a fair market price, nor represent good value for money, and will not be approved by the City.

Proponents should also note that security, in the form of a mortgage in favour of the City is required for MURA funding. If the appraised value of a property is less than the total amount of all loans or securities to be registered against the property, the City's MURA contributions will not be considered secured. In such cases, groups will be required to provide alternative security, either through another property within their portfolio or through other acceptable means. This is addressed at section 2.8 of the RFP, Legal Agreements, Security and Accountability.

- 6. Our housing co-operative does not currently take tenants from the City's lists — not that we are opposed to doing so, but applicants for co-op membership and housing have to be interviewed and recommended to the Co-op Board for approval.**

Affordable Housing units secured through MURA must be filled utilizing the City's Affordable Housing Access System, upon implementation. Co-ops and landlords will retain their ability to screen tenants in accordance with applicable legislation and by-laws.

- 7. We are a student housing co-operative looking to buy a small, affordable apartment building. Under MURA, can we fill affordable units on turnover with members of our student co-op who are looking for accommodation, or must we use the City's wait list to fill units?**

Affordable Housing units secured through MURA must be tenanted using the City's Affordable Housing Access System, upon implementation. Referral partnerships that align with priority populations as identified in the City's Housing TO 2020-2030 Action Plan may be considered as part of an Access Plan.

Also of note, Approved Properties are required to make 20% of the affordable units available to households in receipt of a City Housing Benefit, if funding is available, and will be required to participate in the City's Housing Access System.

- 8. Could you provide the special form that is required for those wishing to purchase condo units?**

There are no special forms required to submit proposals for condominium acquisitions.

- 9. With regards to the 16-page count limit. Do the Letter of Introduction, Summary of Proposal or Table of Contents count toward the 16 pages or are they excluded?**

Yes, these count towards the 16-page limit.

- 10. Does the 16-page (11 pt) limit for the application include attachments or schedules? Some of the documents required for the application are 100 pages long.**

No, groups may attach as many appendices with supporting information and materials as needed.

- 11. Our group uses RGI subsidies from CMHC. Can we include the proposed MURA property under our existing Access Plan or enter into a similar Plan for the MURA property?**

The City of Toronto encourages housing providers to use housing benefits from other sources, such as RGI subsidies from CMHC. At the City's discretion, households in receipt of an RGI subsidy from CMHC could either be included in an existing City Access Plan or a new Access Plan for a MURA project.