

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

Addendum #3, February 2, 2026

Questions & Answers

The following are questions and answers addressed at the MURA Information Session held January 14, 2026, as well as answers to questions received by email.

Any questions about the MURA Request For Proposals should be submitted in writing to Vincenzo Salatino, Program Manager at the City's Housing Secretariat, at: HousingSecretariatRFP@toronto.ca.

Before submitting a question please review the Questions and Answers below and those available in Appendix 1-H Forms and Information, available here: <https://www.toronto.ca/wp-content/uploads/2025/12/8dc4-MURA-RFP-2025-Addendum-1-Forms-Information-December-23-2025.pdf>

Rent Levels and Tenanting

1. **We are considering a building that includes a four-bedroom unit. What rental rate should be used for units with more than three bedrooms?**

The four-bedroom Affordable Rent rate has now been confirmed and is \$3,001.

Current Affordable Rents for all unit sizes are now posted on the City of Toronto MURA website: <https://www.toronto.ca/community-people/housing-shelter/building-affordable-homes/housing-initiatives/multi-unit-residential-acquisition-program/>.

2. **Can you provide more detail on tenant access plan requirements, including how referral pathways are expected to function?**

The City is developing an Affordable Housing Access System. All MURA units will be required to be filled through the system on tenant turn-over.

There are opportunities for referral partnerships, through which vacancies can be filled outside of the City's system or in conjunction with that system. Referral partnerships that align with the City's Housing Action Plan would be considered for approval. Please include all available details in your application.

Each approved MURA property will involve the development of an Access Plan, agreed to between the Proponent and the City.

3. The 2026 AMRs are now on the City of Toronto website. Can we use them instead of the ones in the RFP document?

Average Market Rent (AMR) does not apply to the MURA program. MURA uses the Affordable Rents available on the City's website here:

<https://www.toronto.ca/community-people/housing-shelter/building-affordable-homes/housing-initiatives/multi-unit-residential-acquisition-program/>

4. Does MURA require Proponents to reduce rents to below 30% of income?

The MURA program is based on the City's income-based definition of affordable rental Housing. Affordable Rents and corresponding maximum household incomes are provided in the RFP document. Please see Section 2.9, Rent Levels and Ongoing Affordability Requirements, of the RFP for further detail.

The only situation where rents are to be reduced in MURA-supported properties, is where a household is paying market-level rents but is eligible (based on income) for Affordable Rents. In these cases, where an apartment's existing rent is above the Affordable Rent, and a household's income is at or below the corresponding maximum income, rents are to be reduced to Affordable Rent. Rent does not need to be reduced to a particular percentage of household income.

To implement this approach to market rent units, Proponents are expected to income test market rent tenants once the building is purchased. Rents would not change for tenants that have incomes above the maximum household income threshold. On turn-over, these apartments are to be rented to a new income-eligible household and the rents set at affordable levels.

5. The last bullet of RFP Section 2.3 Eligible Properties, notes that "Buildings with no affordable homes at the time of purchase" are not eligible. Does this mean that a Housing provider cannot buy a standard apartment building (one that is not currently offering Affordable Rents) with MURA support in order to offer affordable dwellings to residents after purchase?

The primary intent of MURA is to secure existing Affordable Housing and preserve the affordability of these homes for the long term. While the City recognizes that it is increasingly difficult to find buildings on the market where all units have

Affordable Rents, properties that do not have any units renting at Affordable Rents at the time of purchase are not eligible for MURA.

The terms associated with the purchase of properties that include market rent units are at section 2.9 of the RFP, Rent Levels and Ongoing Affordability Requirements.

Eligible Properties

6. a) Are properties already owned by a Non-Profit organization eligible for MURA funding?

b) If a Proponent is currently leasing and operating a property as Affordable Housing, would acquiring that property from the private owner be eligible under MURA?

c) The Affordable Housing Program (AHP) was program from the early 2000's. AHP funding in many cases was provided to private owners with limited affordability periods, some of which are now expiring. Would these properties be eligible under MURA?

MURA is intended to support the purchase of rental Housing that is at-risk of sale and rent increases.

a) Non-profit-owned properties with long-term affordable rental Housing commitments and agreements with the City or another level of government would not be considered at-risk and not be eligible for MURA funding.

If a non-profit-owned property is for some reason at risk of being sold and its Affordable Housing is at risk, its purchase by another non-profit group may be considered eligible for MURA funding. Under these circumstances, complete details should be provided in the application and it will be evaluated on a case-by-case basis.

b and c) Similar to the above answer, privately-owned buildings operated as affordable housing by a non-profit group may be considered eligible for MURA if they are at-risk of sale and the loss of affordability. For example, housing operating under a short-term lease or where the contracted affordability period between the private owner and the City or Province is expiring, may be considered eligible for MURA. Complete details should be provided in the application and will be evaluated on a case-by-case basis.

7. If a group has already acquired a property, is that property ineligible for MURA funding? We applied for MURA in 2024, but were not awarded funding and subsequently purchased the building.

MURA is intended to support the purchase of rental Housing that is currently at-risk of sale and rent increases. The property in this example would not be eligible for funding as it appears to be successfully operating as non-profit-owned rental housing and to have been purchased without the need for MURA funding. MURA funding cannot be applied retroactively to properties that have been purchased by a group in the past and are currently operating as stable non-profit housing, as this example suggests.

Properties that have recently been acquired with short-term financing that is clearly intended to be replaced with government program funding, may be eligible for MURA funding.

8. If there is an opportunity to acquire multiple single-family homes, are these eligible for MURA funding using a bundled or portfolio approach?

MURA is intended to secure existing rental Housing that is at-risk of sale and rent increases. Assuming the homes are currently rental Housing, and the Proponent intends to provide them as affordable rental homes over the long-term, this approach is permitted.

Multi-Tenant (Rooming) Houses

9. The RFP states that the City reserves the right, at its sole discretion, to reject Proposals for multi-tenant rooming houses deemed at risk of non-compliance with the new regulatory framework. Will Proposals for properties at risk of non-compliance be automatically rejected? If not, how will such applications be evaluated?

No Proposals will be automatically rejected.

The MURA program is intended to support the acquisition of Multi-Tenant Housing (MTH) properties that are clearly capable of being licensed under the City's MTH Licensing Framework. Proponents and properties will be reviewed through the RFP process and the likelihood of successful licencing evaluated. Proponents and properties that require a licence but are unlikely to be licenced – thereby jeopardizing the Housing, tenancies and MURA funding – are unlikely to be recommended for approval.

Applicants are reminded that properties with an existing licence will require a new licence under the new owner when sold.

Applicants should provide evidence of a strong understanding of the City's MTH Licensing Framework and clearly detail the steps required to obtain an MTH Licence.

10. How will the City determine funding levels for properties where individual rooms in an apartment are being rented out like a rooming house? Are each of these rooms eligible for up to the maximum \$150,000 per dwelling room for multi-tenant (rooming) houses, or up to the maximum of \$200,000 per dwelling unit for apartment buildings?

For example, are 3 rooms that are being separately rented out in a 3-bedroom apartment eligible for up to 3 x \$150,000, or will the single apartment (dwelling unit) rate of up to \$200,000 be applied to the 3-bedroom unit?

Under these circumstances, only properties required and able to obtain a Multi-Tenant Housing Licence would be 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) as opposed to 3 separate dwelling rooms, and the maximum of \$200,000 per apartment/dwelling unit will apply.

Renovations

11. Is there a specific timeframe or process for requesting renovation or repair expenses under MURA?

Renovation or repair costs would typically be detailed in a Building Condition Assessment (BCA), which is a requirement of the Property Acquisition Package that must be submitted to the City prior to the approval of a purchase. This would be the point in time and process through which a Proponent would request the use of MURA funds for renovation costs. In the event that a BCA reveals the need for immediate repairs, these costs would be included in the project's budget and paid for with the project's sources of funding and financing.

The renovation or repair component of MURA is intended to support critical health and safety repairs to bring properties acquired under the program up to acceptable standards and into compliance with regulatory requirements upon acquisition.

It may be helpful to note that MURA funding has typically been used by Successful Proponents to pay for a portion of the property's acquisition, alongside other sources of funding and financing. In other words, MURA funding is usually "used up" by the purchase and are not used for renovations. Renovations and repairs should be part of a Proponent's capital plan and based on the BCA.

12. If a property has already been acquired and contains units requiring substantial retrofits, can MURA funding be used to support renovation costs?

No. MURA is intended for property acquisitions. MURA funding can be used for renovations, but only on a property acquired through the program. Funding cannot be used only to renovate a property previously acquired independently of the program.

13. We own an empty rooming house which we are currently renovating to make Affordable Housing units as well as our new offices and shared spaces for residents and our community. We have a \$2 million loan to help renovate and create the Affordable Housing units. Could MURA funding be used to repay that loan?

No. Repaying a renovation loan, as described, would not appear to be eligible. MURA is also intended for property acquisitions. In the scenario described, the property is already owned.

Condominiums

14. Can you elaborate on how new or soon-to-be-completed condominium projects are evaluated for eligibility under MURA?

The key eligibility terms related to the acquisition of condominium units are that the homes must be:

- newly completed or to be completed within one year of the MURA Proposal; and,
- purchased directly from the developer i.e. not a “resale” condominium that has been previously owned.

Otherwise, condominium acquisition Proposals will be reviewed comprehensively based on the Evaluation Criteria at section 3.6 of the RFP and are subject to the requirements of section 4.4, Proposals to Purchase Condominium Units.

It may be helpful to note that condominium acquisition Proposals are subject to the maximum MURA funding of \$200,000 per apartment dwelling unit.

15. For the purposes of the program, does “new condominium” mean that no one has previously lived in the unit?

As per the above answer, the units are to be new and purchased directly from the developer. Previously owned resale condominiums are not eligible, and previously occupied condominiums would not be considered new and are not eligible.

16. We have been speaking with a developer who has recently completed a condominium building. They did a head lease for a number of units in the building with a company who has since defaulted on the lease. Some of the units had been rented out by that leasing company and some were never

rented out. Would the vacant condo units qualify for MURA if we put in an offer to buy them and rent them out as affordable apartments?

The scenario described appears to be eligible. As per the above answer, the units are to be new, vacant and purchased directly from the developer. The units are to be rented at Affordable Rents. The homes already tenanted would not be eligible.

17. Would the bulk purchase of multiple condominium units within the same building or development be considered a single Proposal?

Yes, that could be considered one Proposal.

18. Beyond experience operating affordable rental Housing, what experience are you looking for in Proponents looking to acquire condominiums?

Any experience operating rental housing within a condominium building would be an asset. Your Proposal should demonstrate your understanding of working with a condominium board and within a condominium corporation's legal and financial framework, including budgeting for the typical fees associated with the condominium units.

General

19. Will a Proposal to buy a private building currently leased by the applicant - for example an AHP capital project - be scored higher given the affordability preservation issue?

All proposals will be reviewed comprehensively based on the Evaluation Criteria at section 3.6, and detailed at section 4.2 Proposal Structure and Contents, of the RFP.

Under the example described, the Proposal may score higher in some sections related to affordable rents in that all units in the property would likely currently be affordable homes.

20. Is MURA funding available for new construction, or is the program limited exclusively to the acquisition of existing properties?

MURA is for the purchase of properties with existing Housing, not new construction.

21. Can a Housing provider with properties in Toronto access MURA funding to add a garden suite on the back of an existing dwelling? If so, what would the process look like?

The MURA program is limited to the acquisition of existing Affordable Housing. The construction of a Garden or Laneway Suite would be considered new construction and would not be eligible under MURA.

22. What has been the average amount of MURA funding awarded, per self-contained unit and per multi-tenant (rooming) house room?

Over the last three annual RFPS the average amount of MURA funding has been \$150,000 for a self-contained unit and \$137,500 for rooms in multi-tenant (rooming) houses.

23. The RFP notes a preference for Proposals requesting less than \$200,000 per unit. Will applications requesting lower funding amounts per unit be scored more favorably, and how does this affect evaluation?

As noted in the RFP, "Proponents are encouraged to reduce their funding requests to the greatest extent possible by providing first mortgage financing, equity, fund-raising and charitable contributions, as well as support from other orders of government as may be available. In this way, the City can maximize the number of affordable rental homes supported through the MURA program and deliver good value-for-money."

It is not a requirement that Proposals have funding requests below the maximum per unit amounts allowed under the MURA program. However, Proponents that evidence additional contributions such as those noted above, and can thereby reduce their MURA funding request, will generally score higher under the RFP's Evaluation Criteria at section D, Financial Plan and Budget.

24. What type of confirmation or documentation is required in the application to demonstrate other sources of financing?

Applicants should provide as much information and documentation as possible about other sources of financing or funding. This may include correspondence, agreements, letters of support, or details of meetings or discussions with lenders or funders. Any available verification or proof of financial contributions with information about the parties and forms of support should be provided and will be considered in the Proposal's evaluation.

25. Have there been any previously approved MURA projects that ultimately failed to complete a property acquisition?

No, there are currently no approved submissions from previous years that have failed to acquire properties.

26. If a Proponent is interested in acquiring two or three similar properties, can these be included in a single Proposal, or is a Proponent limited to one

property per Proposal?

There is not a limit to the number of properties that can be submitted in a single Proposal and each group should only submit one Proposal.

Proponents should note that funding is limited overall and that there is a funding limit of \$12 million per Proponent.

27. If a Proponent intends to purchase multiple properties, should separate application forms (capital budget, operating budget, etc.) be included in the RFP submission for each property?

Yes, please complete separate application forms (Appendices 1 A-D) for each property, rather than combining multiple properties in one set of forms.

Appendices 1 A-D include the Proposal Submission, Capital Budget Form, Operating Budget Form, and Rent Chart.

28. Our group is currently operating its programs out of three buildings and would like to combine these buildings as a portfolio and a fourth building between our current programs of which we would like to fold into our programs for greater density and program expansion. Can all buildings be listed in one application and considered one project?

Yes, if the intent is to purchase four buildings they should all be included in one Proposal. Details of each building should be provided in separate application forms (Appendices 1 A-D).

29. Are applicants permitted to modify the provided application forms if additional space or information is needed?

Minor modifications to the application forms to provide more information where needed are acceptable.

30. Does the 16-page Proposal limit include the MURA application forms, or do those forms fall outside the page limit?

The 16-page limit applies only to your Proposal and the application forms (Appendices 1 A-D) are not included in this limit.

Additionally, groups may attach as many appendices with supporting information and materials as needed.

31. Can a group apply for MURA funding with a firm APS before being identified as a successful MURA recipient and before signing a Contribution Agreement?

There is no prohibition against this scenario but if the Proponent is relying on MURA funding for the purchase, waiving the APS conditions without the group or the property being officially approved for funding would be very high-risk. A Property Acquisition Package is intended to be submitted to and approved by the City before an APS's conditions are waived. There are no guarantees that either the Proponent will be approved for MURA funding, or that the property will be approved by the City. The Proponent would be acting entirely at their own risk, and having waived the APS conditions, would be expected by the vendor to complete the sale.

32. If a Proponent has a conditional Agreement of Purchase and Sale (APS) when they apply for MURA and knows the specific site details, is a separate Property Acquisition Package required later?

Yes, a complete Property Acquisition Package will be required even if the majority of the site-specific information is provided in the MURA application. The Property Acquisition Package is intended to be submitted to and approved by the City before an APS's conditions are waived.

33. If we received MURA funding last year but ultimately purchased a different property than was included in our Proposal, can we apply again using the initial building if it is still available for sale?

Yes.

34. Based on last year's experience, what was the average timeline for Proposal review, scoring, and approval? How long should applicants expect to wait for results after submission?

This is entirely dependant on the volume of applications the City receives and must review. At this time, the City has not set a date for funding announcements.

35. How many Proposals were submitted in the last MURA RFP cycle?

The City received 48 Proposals through the MURA 2024 RFP.

36. The RFP encourages applicants to submit Proposals early. What is the benefit of early submission, and are applications reviewed on a rolling basis prior to the deadline?

We encourage groups to submit their Proposals as early as possible to avoid any issues with electronic file transfers and assist the City in preparing for the review. Applications are not reviewed and approved on a rolling basis, so earlier submissions will not mean results will be provided earlier.

37. Would the City consider an application from a strong operator that does not yet have property acquisition experience?

Yes, Proposals from groups with no prior property acquisition experience will be considered and evaluated.

38. How does MURA treat acquisitions of rental properties that include commercial units at grade?

Rental housing properties that include commercial units are eligible, however, MURA is an affordable rental housing program, and funding can only be used to support the purchase of the residential component of the property.

Under these circumstances, Proponents will be required to provide an appraisal that clearly separates the costs of the residential and non-residential components. In addition, an acquisition budget that clearly shows that MURA funding is not supporting the non-residential component, and details how the non-residential component is being paid for, will be required.

Please note that non-residential space will be subject to property taxes, unless otherwise exempt.

39. Will there be another round of MURA funding issued before the 2026 municipal election?

The next municipal election is October 26, 2026, and the 2026 MURA Request for Proposal (RFP) has not been confirmed. It is unlikely the 2026 MURA RFP will be issued before the election.

Toronto City Council has not set a program end date for MURA and has directed the Housing Secretariat to issue an RFP annually.

40. Certain applicant types (for example, Housing co-operatives, youth Housing providers, shelter operators, Black-focused Housing organizations) have not yet received MURA funding. Will such groups be prioritized in future rounds?

Groups will not be prioritized based on whether or not they have received funding previously.

The City has identified priority tenant populations in the Housing TO 2020-2030 Action Plan, including women, Black/Indigenous people, seniors, youth, people with disabilities, people experiencing homelessness, and supportive housing tenants. Proponents that support these tenant groups are prioritized under MURA and 20% of MURA funding is prioritized for Indigenous housing providers.

41. Can you please explain the possibility of integrating or stacking MURA with the Canada Rental Protection Fund (CRPF)?

Given the lack of detailed information regarding how the CRPF will be delivered, the City cannot currently comment on this.

The City will consider how MURA may integrate with the CRPF when more details are available.

42. Is a Proposal involving co-ownership between two Non-Profit organizations eligible for MURA funding?

The MURA Contribution Agreement and other legal documents associated with the program are intended to be signed by a single legal entity.

Additional information would be required regarding how the two groups intend to work together and the benefits and legal structure of the “co-ownership” before making a determination.

The groups are welcome to submit further information so that a clear answer can be provided prior to the submission of an application.

43. Why is there a decrease in MURA funding from the \$102 million allocated through the 2024 RFP to the \$45 million expected to be allocated under the current 2025 RFP?

Funding for the 2024 RFP was increased through the City’s 2025 Budget process. When the 2024 RFP was released, \$51 million in funding was available. Through the 2025 Budget process, additional funding, budgeted for MURA in future years, was brought forward for allocation to Successful Proponents under the 2024 RFP.

44. If we have previously applied for MURA but were unsuccessful, is there a way to receive feedback on our prior application to strengthen a new submission?

Not at this time. City staff cannot have any direct communication with potential applicants that might unfairly contribute to their MURA submissions. All questions should be directed to the Housingsecretariatrfp@toronto.ca mailbox and will be answered through publicly available Addenda like this one, so that information is shared in a fair manner. All Proponents are welcome to request feedback meetings with City staff after the RFP’s allocations have been made.

45. Can successful applicants acquire more than one property through multiple transactions under a single approved MURA Proposal?

Yes. For example, should a group be approved for the purchase of one 50-unit property under the RFP, they may subsequently request City approval for two 25-unit properties. Approval of this type of change would be entirely at the City's discretion.

46. We are a Non-Profit corporation, soon to become a charitable corporation. Though not a Housing co-operative, we have as one of our charitable purposes the provision of Affordable Housing for our members, who are a doubly vulnerable population: women with developmental disabilities. Would we be eligible to apply for funding from MURA?

Yes, subject to any additional factors, the group would be eligible.

47. In Appendix 1, the date field appears to default to mm/dd/yy. Is there a way to enter dates in the required yyyy-mm-dd format?

Please disregard this error on the form and enter the date manually.