City of Toronto 2026 Call for Applications
Community Housing Pre-Development Fund (CHPF)

Addendum #2 **April 9, 2026**

Questions and Answers

Q1) Is it okay to have the mandatory documents within the second PDF for submitting? Or should I have that in the first PDF, which is the application package?
Anything within the Application Package PDF on the City's webpage should be submitted together. And any supporting documentation should be submitted within a single separate PDF.

Q2) We have an LOI but our timeline for signing an APS required to add a few more months. Should we include the permission letters which allows us site access for due diligence which are signed by the current landowners in the application package with the LOI or would this be for the second pdf?
Only the Application Package on the City's webpage should be downloaded, filled out, and submitted as the first PDF. Any attachments, including LOI or other supporting documents, should be submitted as a second consolidated PDF.

Q3) Can a non-profit apply for more than 1 project to CHPF?
Yes you may, there is no cap on applications from individual applicants.

Q4) Would it be possible to add the presentation in the chat?
The presentation is posted on the City's Open Calls webpage.

Q5) When will information sessions for the Indigenous Funding Stream begin if they haven't happened already?
We are currently working on the Indigenous Funding stream materials, more information will be available this Spring. Please subscribe to the Listserv on the City's webpage to receive any updates on the status of the Indigenous Funding stream.

Q6) Is there any flexibility around the PAC meeting notes requirement? If we have all the other items on the checklist but not the PAC meeting notes, would you still recommend we submit or not?
PAC comments are an eligibility requirement for CHPF. Staff will need to see the PAC comments before an application is considered complete.

Q7) Is CHPF loan funding only for pre-development, or for construction costs?
CHPF loan funding is for pre-development costs. A list of eligible costs is included in on page 16 of the CHPF Guidelines.

Q8) The project has already completed a PAC and addressed comments from the City. And from what I understand, the charges against the project for pre-development can only be from March 1st of 2025 to current. For a project that's already long into the pre-development cycle, would we be eligible to capture some of those funds if we were to qualify?

Any eligible expenses that have been incurred after February 28, 2025 can be submitted under the Program. Expenses incurred prior to that date are not eligible.

Q9) How much detail do you need on the eligible costs? Are estimates okay or do you need quotes?
Any level of detail that can be provided will strengthen an application. Actual quotes or invoices should be provided if available, if not then estimates can be provided. Details on how projects will be scored are provided in the Application Package on page 5, and details on the Business Case are provided on page 17.

Q10) $10 million is available, at $50,000 per unit, that's only 200 units. Do you get extra consideration if you ask for less than 50,000 per unit?
The amount of loan funding is determined by the application's business case, through the amount identified as required for pre-development activities. CHPF funding is available for a maximum of $50,000 per Affordable Rental Unit, but not all projects will get that amount. Details on how projects will be scored is provided in the Application Package on page 5, and details on the Business Case are provided on page 17.

Q11) Is the intent to provide funding to multiple projects (effectively adding up to 200 housing units) or can a single project with at least 200 units be considered?
The amount of loan funding is determined by the application's business case, through the amount identified as required for pre-development activities. CHPF funding is available for a maximum of $50,000 per Affordable Rental Unit, but not all projects will get that amount. Details on how projects will be scored is provided in the Application Package on page 5, and details on the Business Case are provided on page 17.

Q12) Wondering about how far along the land commitments and land ownership needs to be to apply into this program, because we have some nonprofit groups who are trying to enter into agreements with adjacent landowners. The project would only really proceed if they could spend a little money doing some due diligence on whether it make sense to consolidate and replan these sites or not.
Please reach out with project specifics and City staff can review at RHSP@toronto.ca. For specifics of acceptable documents as well as requirements of those documents, see the CHPF Guidelines, page 14.

Q13) Please provide more information on eligibility for transitional housing projects. What are the circumstances where the city would consider transitional housing eligible?
This determination rests with the Executive Director of the Housing Secretariat. Therefore, as the Guidelines note, please reach out on a site-by-site specific basis for confirmation by staff at RHSP@toronto.ca.

Q14) If the project does not move past pre-development, what are the terms for repayment?
Information on the repayment structure can be found on page 21 of the Program Guidelines.

Q15) Is there a matchmaking process for for-profit developers and non-profit landowners or another mechanism by which the city can facilitate partnerships between the two?
The City doesn't provide a formal matchmaking process or partnership facilitation. There are some existing non-profit housing networks that may be able to assist with facilitation – this includes Toronto Mental Health and Addiction Supportive Housing Network (TMHASHN), the Toronto Alliance to End Homelessness (TAEH), the Ontario Nonprofit Housing Association (ONPHA), HousingNowTO, Infrastructure Institute and U of T School of Cities.

Q16) Are NFPs/charities that want to develop affordable housing on their property eligible to apply even if their organizational mission or purpose is not a non-profit housing provider? What if they partner with an affordable housing provider/operator?
Program requirements are for Community Housing Providers (including non-profit housing providers) to be leading a project. Please reach out to RHSP@toronto.ca to discuss specific circumstances.

Q17) For supportive housing do the residents need to be on RTA leases to be eligible for funding?
Generally, as identified through the Guidelines, projects are required to follow RTA leases. For transitional housing, there may be some flexibility on a case-by-case basis. If that's the case for your project, please reach out to the RHSP team at RHSP@toronto.ca.

Q18) Would co-ownership of land between a for-profit and non-for-profit organization be permissible under this program, or does it need to be 100% non-profit owned?
CHPF supports the development of the affordable rental homes that are to be owned and operated by Community Housing Providers. For a partnership, details on how the land and the Affordable Rental Homes portion of the project would be owned and operated would need to be provided. Please reach out with project specifics and City staff can review at RHSP@toronto.ca.

Q19) What if your partnership requires a separate entrance and thus new design?
Any design changes not reflected in submission materials should be explained in the cover letter, and clarification on the current project direction and status should be provided.