



Addendum #3: Invitation to Prequalify Community Housing Providers for Future Affordable and Supportive Housing Operation and Development Opportunities

Date of Issue: July 10, 2026

Deadline Extension and Rectification Period Announcement

The Submission deadline for the Invitation to Prequalify has been extended to July 31 at 4pm.

The rectification period will also be updated. Applicants will be notified of issues that require rectification between August 14 and 21, and will have two weeks from the date a rectification notice is issued to respond.

Information Session Questions: June 23, 24 & 26

Purpose and Eligibility for Invitation to Prequalify

- 1. Will future opportunities to develop and operate Affordable and Supportive Housing be available only to organizations on the Prequalified List?**
 - a. It is the City's intent to use the Prequalified Housing Provider List for future non-profit Affordable Rental and/or Supportive Housing opportunities on City-owned and controlled land.
 - b. The City at its discretion may choose not to use the Prequalified Housing Providers List for Housing Projects, as described in Section 1.1.11 of the Invitation.
- 2. Is this Invitation applicable to non-profit organizations looking to invest in Affordable Housing that is on privately-owned land?**
 - a. Through this Invitation, the City will identify experienced non-profit Community Housing Providers who will be prequalified to respond to opportunities for Affordable Rental Housing and/or Supportive Housing on City-owned and controlled land.
 - b. This Invitation will not be used to prequalify non-profit organizations looking to invest in affordable housing that is on privately-owned land.
- 3. Are organizations who do not currently own or operate housing eligible to apply? How might this impact the way an application is scored?**
 - a. All Applicants must meet the evaluation criteria for Category 1 (Operation of Affordable Rental Housing) to be eligible for prequalification.

- b. In the case where an organization functions as a facilitator supporting the creation of a project-specific Housing Provider, they would apply as an Umbrella Organization.

4. If an organization has experience with the operation and development of Supportive Housing but not with Affordable Rental, can they partner with an Umbrella Organization, established housing organization, or other partner to be part of this?

- a. Applicants for prequalification must be a single legal entity as described in Section 2.2.4 of the Invitation.
- b. All Applicants must meet the evaluation criteria for Category 1 (Operation of Affordable Rental Housing) to be eligible for prequalification. As outlined in section 2.3, the City will evaluate an Applicant's experience and qualifications in property management and maintenance of multi-unit, purpose-built rental buildings, which may include rent-controlled, affordable, supportive, transitional or social/rent-geared to income housing.
- c. For greater clarity, an Applicant whose operation of (a) Supportive Housing project(s) includes the responsibilities and functions outlined in section 2.3 can include those projects in their Submission for Prequalification in Category 1: Operation of Affordable Rental Housing.
- d. An organization that does not operate Affordable Rental Housing as outlined above can be a Supporting Organization in one or more other organization's Submission.
- e. In evaluating Submissions, the City will only use information about partnerships with Supporting Organizations to evaluate the qualifications of the Applicant.

5. Is there a requirement for Umbrella Organizations and non-profits to be based in Toronto?

- a. The City does not require organizations to be based in Toronto, however as described in Sections 2.3.5, 2.4.2 and 2.7.3 of the Invitation, the City will assess the organizations' experience working with the City of Toronto and the City's Access Systems.

6. Will all Prequalified Housing Providers be invited to respond to the Second Stage RFPs, or will the City select organizations from the list to respond, depending on the specific opportunity?

- a. It is the City's intent to issue Second Stage RFPs to all Prequalified Housing Providers in the applicable Category, as described in Section 3.1 of the Framework Agreement.

7. Are Indigenous Housing Providers eligible for the broader (non-Indigenous-specific) second-stage calls?

- a. Yes, it is the City's intent to issue Second Stage RFPs to all Prequalified Housing Providers in the applicable Category, as described in Section 3.1 of the Framework Agreement.

8. Could an organization who already received funding to operate Affordable Housing with CMHC/RHI be eligible to apply for this?

- a. Yes, organizations receiving funding from other orders of government are eligible to apply.
- b. More information on funding for specific projects will be provided in Second Stage RFPs.

9. Will this be the only Invitation to Prequalify, or will this opportunity re-open in the future? If so, when will the next Invitation be?

- a. As described in Section 5.3 of the Framework Agreement, the City may, on an annual basis during the Term, prequalify additional Community Housing Providers and add them to the Prequalified Housing Provider List in any Categories in accordance with a process substantially consistent with the Invitation process. It is the City's intent to issue an additional Invitation at least once during the Term.

10. Will the application process for the City's RHSP and MURA programs be streamlined for pre-qualified organizations?

- a. That is not currently being considered. The City will consider this feedback as opportunities to update other funding programs arise.

11. Is there a list of sites we are prequalifying for?

- a. There is no specific list of sites that Applicants are prequalifying for.
- b. As describe in Section 1.1.2 of the Invitation, the Prequalified List will streamline subsequent selection processes for a variety of specific Housing Projects on public land and/or being developed in partnership with the City which may become available over the Term. The projects may range in size from 10 to 200 units or more, depending on the specific site and context.

12. Does the City have a specific target for percentage of Indigenous participation in this program?

- a. No, the City has not identified a specific percentage target for Indigenous participation in this program.

13. Is an organization eligible to apply if they do not receive funding from Ontario Health for the delivery of support services?

- a. This Invitation is intended for Non-profit Housing Organizations, Non-profit Housing Co-operatives, Indigenous Housing Providers, and Umbrella Organizations, as described in Section 1.1.5 of the Invitation.
- b. Eligibility for the Operation of Supportive Housing Category is not contingent on any specific source of funding. It is based on the skills and experience of the organization in delivering Supportive Housing.
- c. All Applicants must qualify in Category 1: Operation of Affordable Rental Housing to be prequalified in any other category.

14. What is the benefit of prequalification to an organization?

- a. The purpose of the Invitation process is to prequalify multiple Community Housing Providers and Umbrella Organizations to streamline subsequent bidding and selection processes for future Housing Projects.
- b. It is the City's intent to issue Second Stage RFPs for future non-profit Affordable Rental and/or Supportive Housing opportunities on City-owned or controlled land to the applicable Category of the Prequalified Housing Provider List.
- c. The City may inform CreateTO and other City agencies and corporations of the Prequalified List, who may rely on the qualifications confirmed by the City through this Invitation process and invite the Prequalified Housing Provider to respond to requests for proposals, as described in Section 3.4 of the Invitation.

15. Will agencies like TCHC and CreateTO be required to use the list?

- a. City agencies and corporations will not be required to use the Prequalified Housing Provider List.
- b. The City may inform its agencies and corporations of the Prequalified Housing Provider List, who may rely on the qualifications confirmed by the City through this Invitation process and invite the Prequalified Housing Provider to respond to requests for proposals, as described in Section 3.4 of the Invitation.

16. Will the list be used for land conveyance opportunities, not just leased City land?

- a. At present, Council direction is for the Prequalified List to only be used for opportunities to lease land from the City.
- b. City Council has directed staff to consider opportunities to convey land to Indigenous organizations for the development of affordable housing. Opportunities to partner with Indigenous organizations on conveyance opportunities are not included in this prequalification and will be advanced through separate processes, subject to City Council approval.

17. Will the City be engaging with ALFDC/MBDC to determine which properties will be open and closed to the community? In what ways will you be engaging with our sector

network to plan how this is happening so that participation isn't precluding organizations from participating?

- a. The City has a Memorandum of Understanding (MOU) with MBDC established in 2022 that enables the City to engage MBDC staff and leadership on strategic program and policy initiatives; the City is committed to continuing its dialogue with MBDC and its partners to ensure an equitable implementation of the Prequalified List.

Application Clarifications

18. What is the City looking for in terms of references for the case studies?

- a. Case study references must be external to the organization, but familiar with the work of the organization and able to provide information on how the organization has successfully been able to operate the Affordable and/or Supportive Housing units.
- b. Some examples of an appropriate reference include a funder, external auditor, bookkeeping firm, an organization that provides support services on site, or any partner organization in the project.
- c. The City will not consider a tenant as an appropriate reference.

19. What does a detailed case study look like, including target length and level of detail?

- a. As described in Section 2.3.2 and 2.3.3 of the Invitation, a case study should include a description of the following: the property, housing program, project residents, nature of tenure, any specific difficulties encountered in the management and maintenance of the project, partnerships, and references.
- b. There is no word or page limit for case studies and they may be projects that are either in progress, in the early stages of operation and delivery, or projects that have been operating for an extended period. It is recommended that submissions try to work within two pages for each case study.

20. Please provide guidance on what needs to be included in a Board motion approving the submission. Does the Board of the organization need to review the application and pass a motion of approval?

- a. As described in Section 2.2.5 of the Invitation, Applicants are required to attach a Board motion approving the Submission.

21. What is the City looking for in terms of the Invitation requirement to provide the organizational vision, including a summary of strategic objectives over the next 5-10 years?

- a. The organizational vision should be 1 to 2 pages summarizing the organization's major strategic objectives over the next 5 to 10-year time period, as described in Section 2.2.2 of the Invitation.
- b. The summary could include the organization's current strategic plan or organizational mission statement, as well as any specific plans to expand services, advance specific partnerships, change organizational mandates, or other priorities of the organization.
- c. If an organization is currently updating their strategic objectives, Applicants can outline what is currently active and most relevant and explain that they are in the process of setting new or updated directions for the organization.

22. Are applicants with less than two examples/case studies automatically disqualified?

- a. Applicants with only one case study will not be automatically disqualified.

Organizational Experience

23. How is the City providing pathways for smaller-scale developers and/or operators or new organizations with limited experience, specifically organizations serving Priority Populations?

- a. The City recognizes the importance of creating pathways for smaller-scale operators and developers, and emerging organizations serving Priority Populations.
- b. The City encourages smaller-scale organizations to continue to build partnerships and work with established Housing Providers to gain experience and build capacity. Organizations that do not currently operate or develop housing may partner with Housing Providers as Supporting Organizations, including during the Second Stage RFP process, where partnerships with specialized organizations serving Priority Populations are encouraged.
- c. The City may, on an annual basis during the Term, prequalify additional Community Housing Providers and add them to the Prequalified List, providing the opportunity for organizations to apply at a later date as they build experience over time.
- d. In addition, programs such as the City's Community Housing Pre-Development Fund (CHPF) provides interest-free repayable loans to Community Housing Providers to support sector capacity building and fund pre-development activities for new affordable rental homes.
- e. The City will continue to explore additional opportunities for sector capacity building.

24. What scale of operations or development should we show experience in?

- a. Providers are not prequalified or categorized based on the scale of projects they have delivered. Applicants are encouraged to demonstrate experience across a range of project sizes, including through their overall portfolio and case studies.

- b. As a reference point, recent City opportunities have ranged from approximately 50 to 60 units, with some projects reaching 200+ units.
- c. At the Second Stage RFP, proponents will be expected to demonstrate a strong, project-specific delivery plan appropriate to the scale and requirements of the opportunity.

25. Does the organization's development experience need to be specific to Affordable and/or Supportive Housing?

- a. Yes, as described in Section 2.6 of the Invitation, Applicants must demonstrate their experience and capacity to build high-quality, purpose-built, Affordable Rental Housing (and/or Supportive Housing if applying to prequalify in Category 3 or 4).

26. If an organization has staff that have operated or developed Supportive Housing, but the organization has not done very much of this yet, can the staff's external experience be used?

- a. In evaluating Submissions, the City will not consider the experience of staff or Board members with other organizations not directly or indirectly controlled by the Applicant.

27. Organizations who have participated in the City's Access Systems seem to be favoured in the scoring. Is this an equitable model for scoring?

- a. Experience with the City's Access Systems is one of several scored criteria and accounts for 10 of 100 points in Category 1. This criterion reflects the important role these systems play in connecting residents to Affordable and Supportive Housing opportunities.
- b. However, Applicants are assessed across a range of criteria, and a lower score in this area alone would not prevent an otherwise strong application from being successful.

28. Does retrofitting/renovating buildings qualify as development experience, and how is it scored?

- a. Retrofitting or renovating an existing building can be included as a development example, provided it meets the development experience requirements outlined in Section 2.6 of the Invitation.
- b. Applications will be assessed through a scored evaluation process, and projects that demonstrate experience across the full development lifecycle, from approvals and planning through construction and occupancy, may score more strongly than retrofitting or rehabilitation projects alone.

29. If only one development project falls within the last 10 years, can one recent and one older project be the two examples?

- a. Yes, Applicants may include their two most recent development projects as part of their Submission for Section 2.6.
- b. A greater amount of more recent development experience may result in a higher score. However, Applicants are assessed across a range of criteria, and a lower score in this area alone would not prevent an otherwise strong application from being successful.

30. Will larger organizations take precedent over smaller Indigenous Housing Providers?

- a. For selection to the Prequalified Housing Provider List, larger organizations will not take precedent over smaller Indigenous Housing Providers.
- b. All Applicants will be assessed through a scored evaluation process.

Supporting Organizations and Umbrella Organizations

31. Please clarify the definition of Supporting Organization.

- a. As described in Section 4.16.1 (33) of the Invitation, a Supporting Organization is an organization with whom the Applicant or Housing Provider intends to work with in the operation of a project by virtue of an agreement with the Prequalified Housing Provider.
- b. For further clarity, this could include an organization providing property management services, an organization providing development consulting services, or an organization providing support services to tenants.

32. Please clarify the definition of Umbrella Organization.

- a. Refer to the definition of Umbrella Organization as described in Section 4.16.1 (35) of the Invitation.
- b. For further clarity, Umbrella Organizations do not own or operate housing directly themselves but have a primary purpose to support Community Housing Providers to develop and/or operate new Affordable Rental and/or Supportive Housing (whether through existing Community Housing Providers under their umbrella or through facilitating the creation of project-specific Community Housing Providers).
- c. In responding to Second Stage RFPs, Umbrella Organizations that are Prequalified through this Invitation must make a joint Proposal with the Community Housing Provider proposed to enter into the Housing Project Agreement with the City and must outline the nature of their relationship, as outlined in Appendix 3, Section 1.2.1.

33. Does the City of Toronto have any established channels, platforms, or formal processes that connect service providers with organizations applying to develop or operate Affordable or Supportive Housing programs?

- a. There is no formal channel, platform, or process, however once the Prequalified Housing Provider List is established it will be made public.
- b. The City encourages organizations to use the public Prequalified Housing Provider List to identify and connect with other organizations for opportunities to work together on future bids.
- c. Organizations are also encouraged to explore opportunities to connect with other service providers and partnership opportunities through sector associations.

34. Is there any likelihood that City-owned or controlled properties on which organizations operate programs will be included in these processes? If so, how should these organizations which operate programs approach this process?

- a. There is no specific list of sites that Applicants are prequalifying for.
- b. The City encourages all eligible Applicants to submit a Submission in response to the Invitation.
- c. As described in Section 2.2 of the Framework Agreement, the City shall determine whether to offer a Housing Project to the Prequalified Housing Provider List or any Category through a Second Stage RFP. However, there is no obligation for the City to offer any Housing Projects to the Prequalified Housing Provider List or any Category.

35. How do organizations like land trusts that are using non-traditional approaches to deliver affordable rental and/or supportive housing, including leveraging partnerships with Supporting Organizations, fit in?

- a. The Submission should outline how your organization delivers housing either through work with Supporting Organizations or by facilitating project-specific Community Housing Providers.
- b. In general, an organization that maintains ownership and an ongoing role in its property and assets would apply as a Non-Profit Housing Provider (or Non-Profit Housing Co-operative, if applicable).
- c. If an organization does not maintain ownership but does support the creation of a project-specific Community Housing Provider, they would apply as an Umbrella Organization.
- d. For greater clarity, the City will not be issuing any calls that are exclusive to either Community Housing Providers or Umbrella Organizations.

36. Our organization provides oversight and frameworks for operating groups, but is not technically an operator. We are a facilitating group providing capital and asset management. What should we do?

- a. Organizations that function as facilitators providing capital and asset management should consider applying as an Umbrella Organization, if applicable.

Selection as a Prequalified Community Housing Provider

37. Once an organization is selected for prequalification, is there a timeframe for signing the Framework Agreement?

- a. There is no established timeframe in the Invitation for signing of the Framework Agreement.
- b. The City expects successful prequalified Housing Providers to sign the Agreement within 2 weeks.

38. Can selected organizations select tenants using our own waiting lists, or will we be required to use the City's waitlist for tenant selection?

- a. In general, Prequalified Housing Providers will not be able to use their own wait lists to fill units and will be required to use the City's Affordable Housing Access Systems, should they be selected to operate, or develop and operate a Housing Project through a Second Stage RFP. Prior to submitting an application, all applicants must review, understand, and accept the requirements of the City's Affordable Access Systems.
- b. At its discretion, the City may issue Second Stage RFPs that identify one or more Priority Populations that are intended to be served in the Housing Project, which could include using an alternative access pathway, or require all Applicants to confirm that they will use the City's Affordable Housing Access Systems as directed by the City to select tenants.
- c. There may also be opportunities for Prequalified Housing Providers to identify (a) Priority Population(s) they intend to serve in their response to a Second Stage RFP, which may include referral partnerships or another alternative access pathway which must be described in the Access Plan and approved by the Executive Director, Housing Secretariat.
- d. All Prequalified Housing Providers who are selected to operate, or develop and operate, a Housing Project through a Second Stage RFP will be required to submit an Access Plan that outlines how tenants will be selected, which must be approved by the Executive Director, Housing Secretariat.

39. Once an organization is prequalified, will they be required to update the City on organizational or senior staffing changes?

- a. As described in Section 4.1 of the Framework Agreement, the Housing Provider shall provide a report to the City annually to identify any changes to the organization, its qualifications, and its financial viability.
- b. The Framework Agreement establishes a minimum requirement for an annual update, however significant changes in organizational composition should be identified and reported promptly, rather than deferred to the annual update.

40. Is the Framework Agreement available online?

- a. Yes, the [Framework Agreement](#) is available online on the City's 'Open Calls for Affordable Housing Initiatives' webpage.

41. Will the City be offering any resources or direction for unsuccessful applicants? Will unsuccessful applicants be able to reapply?

- a. Yes, there is an opportunity for feedback for Applicants that are not successful. Unsuccessful Applicants may request a debriefing within 60 days of notification of the outcome of the election process, as outlined in section 3.5 of the Invitation.
- b. As described in Section 5.3 of the Framework Agreement, the City may, on an annual basis during the Term, prequalify additional Community Housing Providers and add them to the Prequalified List in any Categories in accordance with a process substantially consistent with the Invitation process. Applicants who are not added to the Prequalified Housing Provider List following the City's evaluation of their Submission in response to the Invitation issued on June 2, 2026 may reapply to any subsequent Invitation.

42. If we are not successful in our application for prequalification, are we still able to apply for opportunities that are outside the Second Stage RFP process?

- a. Yes, Applicants who are not selected to be a Prequalified Housing Provider are able to apply for City-issued RFPs outside of the Second Stage RFP process.
- b. Applicants who are not added to the Prequalified Housing Provider List following the City's evaluation of their Submission may be listed as a Supporting Organization for a Prequalified Housing Provider responding to Second Stage RFPs.