



Addendum #5: Invitation to Prequalify Community Housing Providers for Future Affordable and Supportive Housing Operation and Development Opportunities

Date of Issue: July 22, 2026

Deadline Extension and Rectification Period Announcement

The Submission deadline for the Invitation to Prequalify has been extended to July 31, 2026 at 4pm.

The rectification period will also be updated. Applicants will be notified of issues that require rectification between August 14 and 21, 2026 and will have two weeks from the date a rectification notice is issued to respond.

Purpose and Eligibility for Invitation to Prequalify

- 1. Is the prequalification intended to become the mandatory gateway for all future City-led Affordable and Supportive Housing opportunities?**
 - a. Refer to Addendum 3, question 1.
- 2. Will organizations that are not prequalified be excluded from future Requests for Proposals or Requests for Expressions of Interest?**
 - a. Refer to Addendum 3, question 1.
- 3. What is the definition of application outside of the prequalification?**
 - a. The City at its discretion may choose not to use the Prequalified Housing Providers List for Housing Projects and instead issue an open call for applications to identify and select a housing provider to any eligible organization. This exception will be determined on a case-by-case basis.
- 4. Can organizations become prequalified through partnerships or consortiums with experienced housing providers or developers? If so, how will responsibilities and qualifications be assessed between the partners?**
 - a. Refer to Addendum 3, question 4.
- 5. Can approved pre-qualifying applications be utilized for other projects/programs (such as MURA)?**
 - a. Refer to Addendum 3, question 10.

6. How will this prequalified roster interact with future federal and provincial housing initiatives, including projects funded through CMHC, Infrastructure Canada, or other housing programs?

- a. Refer to Addendum 3, question 1 for how the City intends to use the Prequalified Housing Provider List.
- b. The City will consider implications related to future federal and/or provincial housing initiatives on a case-by-case basis, as housing opportunities on City-owned or –controlled land are identified.

7. We are managing a housing project with a mandate to serve a specific population. If we apply under this program, can we operate under the same mandate or not?

- a. Refer to Addendum 3, question 38.

8. Is it necessary for an organization to qualify in both development and operations, or may organizations qualify solely as operators while partnering with developers on future projects?

- a. It is only necessary for organizations to qualify for Affordable Rental Housing operations. Development qualifications are optional. Please also refer to Addendum 2, Question 4a for information about the minimum requirement to be prequalified.
- b. As outlined in Appendix 3, Section 1.2.1 of the Invitation and the Framework Agreement, the City will issue Second Stage RFPs to Prequalified Housing Providers in accordance with the requirements of the Housing Project; this may include Second Stage RFPs for Operation of Affordable Rental Housing, Operation of Supportive Housing, Development and Operation of Affordable Rental Housing, and Development and Operation of Supportive Housing.
- c. An organization that is only prequalified for the Operation of Affordable Rental and/or Supportive Housing Categories would not be able to act as the lead applicant for a Second Stage RFP for development and operation, but could be a Supporting Organization with an organization that is prequalified for development.

9. Will projects continue to be competitively procured among the prequalified organizations?

- a. It is the City's intent to conduct a competitive Second Stage RFP to select a Prequalified Housing Provider as housing opportunities arise.
- b. The City may select a Prequalified Housing Provider through a non-competitive process under certain circumstances, as outlined in [PH28.7 - Advancing Partnerships with the Community Housing Sector to Build More Affordable and Supportive Homes](#).

10. Does the scale of the development project with a portion of affordable housing seeking an operator scope the eligibility for operators under consideration?

- a. No, the City will not scope Second Stage RFPs to a subset of Prequalified Housing Providers based on the size of the project.

Application Clarifications

11. Will all questions be responded to by the July 24th application deadline?

- a. Yes, all questions submitted before the deadline for written questions will be responded to prior to the Submission deadline. The Submission deadline for the Invitation to Prequalify has been extended to July 31, 2026 at 4pm.

12. What evidence are you looking for to reflect Board support of the application?

- a. Refer to Addendum 3, question 20.

13. Can we include photos as part of the Submission?

- a. Applicants may include photos if they wish. Photos will not be scored.
- b. Refer to Addendum 4, Clarification 1 for information about maximum file size.

14. Are there any preferences or requirements regarding font type, font size, formatting, or overall Submission length?

- a. Refer to Addendum 4, Clarifications 1 and 2.

15. For Submission, would you prefer a ZIP file? If so, is there a maximum file size? Would links to file-sharing platforms such as WeTransfer be accepted?

- a. Refer to Addendum 4, Clarification 1 and 2.
- b. Links to file-sharing platforms will not be accepted.

16. For Category 4 Development and Operation of Supportive Housing, are references for the 2-4 projects mandatory? If so, when we as an agency provide the end-to-end operations and supports, what references are possible to use? I.e. are we allowed to have internal references?

- a. As identified in Section 2.3.3 of the Invitation, references are required for each case study.
- b. Refer to Addendum 3, question 18 for further details on references.

17. For the requirement to provide unique references per project, can the reference be someone within the organization, or must they be external to the organization?

- a. As described in Section 2.3.3 of the Invitation, a reference should be provided for each project. However, the Invitation does not require a different reference for each project, and the same individual may be identified as the reference for multiple case studies.

- b. As outlined in Addendum 3, question 18, 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.

18. Could you provide examples of acceptable references?

- a. Refer to Addendum 3, question 18.

19. Can the same case study be used as an example across multiple categories? For example, the requirements do not include an exclusivity clause for case studies. Section 2.3.2 accepts affordable, transitional, social, or supportive housing projects, while Section 2.7.2 requests supportive housing experience. Would the same supportive housing project be eligible to support both sections?

- a. Yes, the same project can be used as a case study across multiple Categories.
- b. The City's intent is to assess different skills and experience in each Category. For operation of Affordable Rental Housing, Applicants could describe their approach to tenant and property management. For operation of Supportive Housing, Applicants could speak in more detail to how they provide tenant support services.

20. What information are you trying to get out of the case studies? As an Umbrella Organization, our organization does not have conventional case studies, so it would be helpful to understand how we can best reflect our "capacity for enabling the creation of community housing" and "ensuring the entities created have the qualifications and capacity to effectively manage projects".

- a. Case studies are intended to demonstrate an Applicant's organizational approach to and experience with Affordable Rental Housing Operation, and with Supportive Housing Operation and/or Development if they are also applying to be prequalified in the optional Categories.
- b. Applicants that work with Supporting Organizations and Applicants that are Umbrella Organizations must provide information about their role in the projects selected for their case studies, with sufficient detail to demonstrate how their organizational approach, skills and experience contributed to the success of the project.

21. What level of detail is expected in the proposal given the short timeline?

- a. Applicants are encouraged to provide sufficient detail through their Submission to enable a fulsome understanding of their operational approach and organizational history.

22. Indigenous people in Canada have been subjected to over policing and disproportionate rates of incarceration due to the ongoing effects of colonialism and

systemic racism. What is the relevance of the disclosure of a criminal record in the disclosure form? What privacy considerations can applicants expect when submitting this information?

- a. This information is requested to assess risks associated with convictions related to fraud and/or the operation or ownership of housing.
- b. This information is required in accordance with the Housing Provider Code of Conduct, which is a standard City Code of Conduct for City housing projects.
- c. As outlined in the Housing Provider Code of Conduct, the Executive Director of the Housing Secretariat and/or the Housing Development Office may deem an Applicant eligible for an award regardless of previous convictions.
- d. Any personal information provided through the Submission will be collected and used in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

Organizational Experience

23. Would an organization be penalized for operating outside of the City of Toronto's homelessness connection service?

- a. Refer to Addendum 3, question 27.

24. How will organizational capacity be weighted in comparison to existing housing portfolios and financial assets?

- a. As outlined in Section 2 and Section 3 of the Invitation, the City will evaluate Applicants' experience in operating, or developing and operating, Affordable and/or Supportive Housing, which encompasses the Applicant's asset management approach.

25. Will experience managing Indigenous housing, homelessness programs, employment services, or community-based supports be recognized as demonstrating organizational capacity?

- a. Experience managing Indigenous housing, provided it is Affordable Rental Housing, would be relevant for Affordable Rental Housing Operation qualifications.
- b. Experience administering other types of support services would be relevant for Supportive Housing Operation qualifications.

26. Has the City considered providing technical assistance or capacity-building support for Indigenous organizations that have demonstrated community expertise but may not yet have extensive housing development experience?

- a. The Invitation to Prequalify is intended to establish a list of Housing Providers with demonstrated experience in development and operation of Affordable Rental and Supportive Housing.

- b. Opportunities to work in partnership as a Supporting Organization to gain development experience can be realized through the Second Stage RFP process.

Selection as a Prequalified Community Housing Provider

27. Will there be additional opportunities for organizations to become prequalified after this intake? If so, how frequently does the City anticipate reopening the prequalification process? Will it be conducted on a rolling basis?

- a. Refer to Addendum 3, question 9 and 41.
- b. The City will not prequalify Housing Providers on a rolling basis.

28. If we do not apply for Category 3, Development and Operation of Affordable Rental Housing, would we be able to apply in 4 years once this current invitation expires?

- a. Applicants who are prequalified in Category 1 may apply for any additional Categories in the future if the City issues an additional Invitation to Prequalify including within the Term.
- 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.

29. If the mandatory prequalifying Submission is successful can we then go back to apply for Operation of Affordable Rental Housing and the Development and Operation of Affordable Rental Housing and what is the difference between the two?

- a. All Applicants must qualify in Category 1: Operation of Affordable Rental Housing.
- b. Applicants who are prequalified in Category 1 may apply for any additional Categories in the future if the City issues an additional Invitation to Prequalify within the Term.
- c. As described in Section 3.6 of the Invitation, Applicants prequalifying for Operation of Affordable Rental Housing will have skills and experience managing Affordable Rental Housing including tenant relations, property management and maintenance. Applicants prequalifying for development and operation of Affordable Rental Housing will also have development management experience, including financial capacity and experience securing development funding and/or financing.

30. Once organizations are prequalified, what process will the City use to match or select providers for individual housing developments? Will there be housing opportunities reserved specifically for Indigenous-led organizations?

- a. The City intends to issue Second Stage RFPs to organizations that are on the Prequalified Housing Provider List for the relevant Category for the project, as set out in Appendix 3, Section 1.2.1 of the Invitation.

- b. The City at its discretion has authority to offer a Housing Project to an organization on the Prequalified Housing Provider List through a non-competitive process.
- c. At this time, the City has not identified a percentage of projects on City-owned land that would be allocated specifically to Indigenous Housing Providers to operate or develop and operate.
- d. Subject to future Council direction, there may be City-owned sites or housing opportunities that will be targeted to specific priority populations outlined in the HousingTO Action Plan, including Indigenous people.

31. Are there any resources available to support any unsuccessful applications (e.g. feedback)?

- a. Refer to Addendum 3, question 41.

Indigenous Housing Providers and Indigenous Housing Commitments

32. How will the City ensure that Indigenous organizations are evaluated in a manner that recognizes Indigenous governance structures, community relationships, and culturally specific service delivery?

- a. It is the City's intent to prequalify all Community Housing Providers, including Indigenous Housing Providers, that can satisfy the evaluation criteria, as outlined in s. 1.1.4 of the Invitation.
- b. Indigenous Housing Providers are welcome to include additional governance, organizational or operational information in their Submission such that the City can consider this information as part of the evaluation of the Applicant's experience and qualifications.

33. How was the evaluation criteria developed and which Indigenous-led organizations were consulted in the process?

- a. The evaluation criteria reflect the City's minimum requirements for any organization seeking to lease land from the City for Affordable Housing operations and/or development, and has been informed by other RFPs conducted since 2020.

34. What Indigenous-led organizations are included in the review panel?

- a. The selection committee will be comprised of City staff.

35. Will Indigenous Housing Providers be evaluated differently where their experience has focused on Indigenous homelessness, wraparound supports, or community development rather than large-scale housing ownership?

- a. Through this Invitation, the City is seeking to prequalify experienced organizations that operate and/or develop Affordable Rental and/or Supportive Housing. Applicants are encouraged to include information about their experience providing wrap around supports for Indigenous residents experiencing and/or exiting

homelessness, as part of demonstrating experience in operating Affordable Rental and/or Supportive Housing.

- b. Organizations that do not operate Affordable Rental and/or Supportive Housing, but focus on providing services including support to Indigenous people experiencing homelessness, wraparound supports or community development are encouraged to explore opportunities for partnerships with Prequalified Housing Providers through future Second Stage RFPs.

36. Are Indigenous development operators only within the City of Toronto eligible for this pre-qualification process?

- a. The Invitation to Prequalify is not limited to Indigenous Housing Providers only within the City of Toronto.

37. Is it possible to include the definition of “Indigenous operators” as follows: a recognized Indigenous organization permanently located in the GTA (City of Toronto) that has a mandate to provide housing and services to the Indigenous population in Toronto.

- a. The definition of an Indigenous Housing Provider as set out in the Invitation to Prequalify will not be modified at this time.
- b. The City continues to work with Miziwe Biik Development Corporation (MBDC) and Indigenous Housing Providers on definitions and eligibility criteria for the purpose of any funding and/or projects set-aside for the sector outside of this Invitation.

38. Does pre-qualification apply to projects apart from the set-aside or is it included in the considerations for the set-aside?

- a. The Prequalification only applies to opportunities to lease land from the City, and does not apply to any funding and/or projects that are designated or set-aside for conveyance to Indigenous Housing Providers.

39. How will this prequalification process apply to Indigenous Housing Providers seeking to develop affordable housing on City-owned land in a manner that supports the Toronto Indigenous Housing Strategy and aligns with Indigenous self-determination, land back principles, and long-term community stewardship?

- a. This prequalification is focused on identifying Non-Profit Housing Organizations to lease land and/or buildings from the City for the purpose of operating or developing and operating Housing Projects. It is intended to streamline opportunities for prequalified Housing Providers to bid and express interest in projects issued through this process.
- 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.

40. Can the City clarify whether Indigenous providers may be considered for no-cost reconveyance, land transfer, or other tenure arrangements that would enable Indigenous ownership or control of the land and housing asset following development?

- a. Opportunities for conveyance are not included within this prequalification. Any opportunities for conveyance will be released separately, subject to City Council approval.
- b. Subject to future Council authority, the City may provide an opportunity for Indigenous Housing Providers to be prequalified for conveyance opportunities.

41. How does the evaluation criteria align with the City's Reconciliation Action Plan?

- a. The evaluation criteria reflect the City's minimum requirements for any organization seeking to lease land from the City for operation and/or development of Affordable Housing Projects and has been informed by other RFPs conducted since 2020. Indigenous Housing Providers are welcome and encouraged to include additional information in their application.