

# Toronto's Multi-Unit Residential Acquisition Program (MURA)

Toronto Housing and Homelessness Service Planning Forum  
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# Overview

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# Background

- Housing market context:
  - Fast-rising rents outpacing incomes in a low-vacancy market;
  - Loss of rooming house and affordable rental stock to conversions to owner-occupied housing, upscaling rentals and renovictions;
  - Affordable market rental housing at risk due to financialisation of the market
  - Tenant displacement and increased homelessness

= the need to protect tenants and affordable rental housing

- Strong community advocacy and political support for a rooming house and rental housing acquisition program
- Pilot projects began in 2019 and MURA – the Multi-Unit Residential Acquisition program – was launched in 2021

# Multi-Unit Residential Acquisition Program (MURA)

- Program intent: to support the purchase and conversion of at-risk private market affordable housing to permanently affordable rental homes by non-profit housing organizations, including Indigenous groups, cooperatives and community land trusts
- Remove properties from the speculative housing market and create permanently affordable homes, improving housing stability for current and future tenants

# MURA's Key Terms

- Funding for non-profit housing organizations with 20% of MURA funding set aside for Indigenous housing providers
- Eligible rental properties to have between 6-60 units
- Includes multi-tenant houses/rooming houses that are/can be licensed, or are legal non-conforming
- Properties are secured as affordable rental housing for 99 years
- Building average rents of 80% AMR with individual unit rents at no more than AMR
- Tenants income tested on move-in with incomes limited to no more than 4x monthly occupancy costs

# Financial Contributions

- Funding to a maximum of \$200,000/unit for apartment buildings and \$150,000/dwelling room for rooming houses
- For acquisition/purchase of properties and any urgent health and safety repairs to the buildings purchased
- Exemptions from property taxes and any planning or building permit fees, development charges or parkland dedication costs
- Remaining costs are to be funded or financed by Proponents
- Allocations made through an annual Request for Proposals (RFP)
- Monthly housing benefit subsidy available for up to 20% of the affordable homes for eligible households

# Approvals & Payments

- The RPF primarily assesses primarily the non-profit organization, as proposals may or may not include an identified property
  - ie. a group does not need to have identified a property in advance and can make a submission with general information on the type and size of property sought e.g. a 30 unit apartment building
- Successful Proponents have 1 year to purchase a property or funds may be reallocated
- A second stage approval is done for the property to be purchased
- Deposit and Pre-Acquisition Funding
  - Deposit funding of 10% of total approved funding
  - Pre-acquisition grant of \$25,000 for up-front due diligence costs
- Acquisition and Renovation Funding
  - Remaining funding advanced before closing of the sale

# MURA RFP 2023

- 2023 RFP released April 13<sup>th</sup> with \$21.5M in funding available
- Closing date of May 25<sup>th</sup> at noon
- RFP materials, including information session presentation and Q&A addendum, available here: <https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/open-requests-for-proposals/>
- Successful Proponents will be contacted starting the week of June 19<sup>th</sup>



# MURA by the Numbers

Pre-MURA pilot sites	2022 RFP	Totals & Averages to date (does not include 2023 RFP)
5 properties - 96 units <ul style="list-style-type: none"> <li>• 3 rooming houses</li> <li>• 2 apartment buildings</li> <li>• 3 non-profit providers</li> <li>• 2 land trusts</li> </ul>	6 apartment buildings – 140 units <ul style="list-style-type: none"> <li>• 5 non-profit providers               <ul style="list-style-type: none"> <li>• 1 Indigenous non-profit</li> </ul> </li> <li>• 1 land trust</li> </ul>	11 buildings – 236 units <ul style="list-style-type: none"> <li>• 190 apartment units</li> <li>• 46 rooming house units</li> <li>• unit range: 10-38/building</li> <li>• 8 non-profit providers</li> <li>• 2 land trusts</li> </ul>
\$14M in funding <ul style="list-style-type: none"> <li>• mix of federal/provincial Ontario Priorities Housing Initiative and City Section 37 funding</li> </ul>	\$24.6M in funding <ul style="list-style-type: none"> <li>• mix of federal/provincial Ontario Priorities Housing Initiative and City Development Charges funding</li> </ul>	\$39M in funding to date <ul style="list-style-type: none"> <li>• \$165K/unit average</li> <li>• funding range: \$1.9M - \$5.6M/building</li> </ul>

# More Information

## **MURA Staff Report:**

<https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-172093.pdf>

## **2023 MURA RFP:**

<https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/open-requests-for-proposals/>

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