

2027 SPRE National Accelerator Application

This is a pdf version of the 2027 National SPRE Accelerator Application. Please use this document to prepare your application.

Submit your application via the application link here:

<https://docs.google.com/forms/d/1Nxec8MibqBPuCSMo0XQf9BwytyQGPMQ63gEAF7ys7ow/edit>

Note: Only applications submitted through this link will be accepted.

The Social Purpose Real Estate (SPRE) National Accelerator is a **free, 6-month program for registered non-profit and charitable organizations pursuing social purpose real estate projects in Canada.**

The Accelerator is intended for organizations that are ready to commit to the development of a specific project over the course of the program and are **seeking support in the pre-development phase of their project**. Eligible organizations must have **confirmed a site OR partners for their project** (i.e. already own a site to build on or have confirmed units in a building owned by another organization or developer, confirmed funding for the project from an agency etc.).

The Accelerator is facilitated by the [Infrastructure Institute](#) and funded by the [Community Housing and Transformation Centre](#), [United Way Greater Toronto](#) and RBC Foundation.

APPLICATION DEADLINE. The application deadline is **November 20, 2026 at 11:59pm EDT**. All applicants will be notified of the status of their application in **early December 2026**.

PARTICIPANT SELECTION. Applications will be reviewed and considered based on eligibility, viability of the project, and fit with the other projects selected for the upcoming cohort.

PROGRAM DETAILS. The program runs for 6 months, from **December 10, 2026 to May 20, 2027**. The program kick off will take place **December 10**. The first learning session will take place on **January 14, 2027**.

PROGRAM OFFERINGS. Participants will have access to:

- 2-hour bi-weekly sessions on Thursdays from 1 to 3 pm ET.
- Program website with resources & materials to support further learning
- Mentorship from industry experts and advisory supports to support business planning, pro forma development, and design.

ELIGIBILITY. The Accelerator Program is open to all groups that are:

- Able to commit to the full 6-month program;
- A registered charity or nonprofit organization;
- Based in Canada;
- Able to demonstrate that they have either a **confirmed project site, partnership, or project funding**.
- Ideally one board member and one staff member from your organization will participate in the Accelerator program. Organizations that are able to dedicate 2-4 participants to the Accelerator sessions will be prioritized.
- The program will be conducted entirely in English

NOTE: Having access to a site is not a program requirement. Organizations that are working in formal partnerships with other partners or working towards site acquisition will also be considered.

TIME COMMITMENT. The Accelerator is a free program for all accepted participants. Your commitment and attendance is essential. Participants should expect to dedicate a minimum of 3–4 hours per week over the 6-month program. This includes attending bi-weekly 2-hour virtual sessions with other Accelerator participants, as well as additional time for workshops, seminars, “Ask Me Anything” sessions, and mentorship. Organizations will be expected to work through program workbooks and stay on top of session materials with minimal supervision.

Get in touch! If you have any questions, please contact **Raisa Masud, Project Lead:** raisa.masud@mail.utoronto.ca

More details on our programs are available on the [Infrastructure Institute's website](#).

Part 1: CONTACT INFORMATION

1. Organisation Name
2. Primary Contact Name
3. Primary Contact Email Address
4. What is your role with your organization?
5. Organization's Website or Social Media Page
6. Type of Organizations
 - Registered non-profit
 - Registered charity
 - Faith-based organization

7. **Organization's Mission**
8. **Town or City**
9. **Select your Province/Territory**

Part 2: PROJECT DETAILS

Below, please tell us more about your organization and the project you are hoping to develop through the Accelerator.

10. **Tell us more about your organization and why you are interested in the Accelerator program. Please share about project you are hoping to develop through the program.**

11. **Program objectives:** What is your organization hoping to accomplish through the Accelerator Program? Please indicate 2-3 objectives.

These could also be the challenges that you are facing & how you feel this program might support the organization's next steps.

For example: aligning our project mission with design, understanding the development potential of our site; increasing organizational understanding of the development process; a deeper understanding of financial models and public funding programs; Creating compelling visuals and images to market to our community, potential funders and clients; developing a long term business plan.

12. **Project phase:** What phase is your project currently in? What progress has been made so far?
13. **Project milestones.** Which elements of your project do you currently have in place? Please select all that apply:

- ☐ Visioning/Concept planning
- ☐ Secured Land
- ☐ Understanding of cost implications generally
- ☐ A feasibility study complete or in progress
- ☐ Draft pro-forma for your project
- ☐ Identified funding sources
- ☐ Secured funding sources
- ☐ A massing study or preliminary design
- ☐ Support from your Board of Directors
- ☐ Community engagement around the project
- ☐ Planning milestones, such as site plan approval, by law amendments submitted, surveys, permits ...
- ☐ Identifying potential partners

14. Next Steps. What is the next project milestone or goal you are currently working towards?

Part 3: Project Site

15. Project Site: Does your organization have a confirmed project site?

- Yes
- No

16. Project Site: If you do have a confirmed site, what is the address?

17. Project Site: What is your organization's relationship to this site?

- ☐ Existing ownership
- ☐ Long-term lease
- ☐ Currently in the process of purchasing
- ☐ Accessing through a partnership with a developer or landowner

Part 5: Project Partnerships & Funding

18. Partnerships and Collaborators: Has your organization partnered with any organization on the development of this project (i.e. with a private, public or nonprofit partner)?

Please list the names of the individuals and organizations you have partnered (including consultants) with and explain the dynamic of the partnership.

19. Funding: Has your organization **applied for any funding**? Please identify which funds you have applied for.

20. Funding: Has your organization **secured any funding for this project**? Please identify which funds.

Part 6: Mentorship & Advisory Support

21. Advisory Services. The Accelerator may provide advisory services in the following areas: **Business Plan Development, Pro Forma Development, and Design & Massing Study.**

To help us understand your advisory needs, please order your preference of advisory services.

Note: *Advisory services are offered based on project stage, program commitment, completion of course work, and staff capacity.*

	1st choice	2nd choice	3rd choice
Business Plan Development	☐	☐	☐
Pro Forma Development	☐	☐	☐
Design and Massing Study	☐	☐	☐

22. Mentorship. Throughout the Accelerator, participants will be paired with a mentor to help them advance a particular area of their project forward. Accelerator mentors are an interdisciplinary group of industry leaders who have expertise in bringing social purpose real estate projects to fruition across Canada.

Mentorship will be available across 6 pillars (described below).

Please select the top two areas you would like to receive expert mentorship and guidance in:

1. Financing The strategies, tools, and sources of capital used to fund a SPRE project, including debt, equity, grants, and public subsidy. Covers how organizations structure financing at each stage of development, from pre-development through construction and into operations.

2. Organizational Sustainability How non-profit organizations build durable, mission-aligned business models. Covers revenue diversification, earned income strategies, operational cost management, and long-term financial health (distinct from project financing) this pillar focuses on the organization itself.

3. Urban Planning The regulatory and policy context that shapes what can be built, where, and how. Covers zoning, official plans, land use designations, the municipal approvals process, and how to navigate planning systems effectively.

4. Design The physical, spatial, and programmatic design of SPRE projects, including how design decisions affect cost, community fit, cultural resonance, and long-term sustainability. Covers design principles, working with architects, and value engineering.

5. Development Management The process of moving a project from concept to completion. Covers procurement, team assembly, project scheduling, risk management, contractor relationships, and the day-to-day decisions required to deliver a development project.

6. Pro Forma Development The financial modelling tools used to assess project viability. Covers how to build and read a pro forma, stress-test assumptions, model different scenarios, and use financial analysis to inform decision-making at each stage of a project.

Answers will rank 1, 2, 3, 4, 5 and 6th choice.

Part 7: Program Commitment

23. Program Commitment

Program commitment: The next cohort of the Accelerator will take place from December 2026 to May 2027. The program includes mandatory bi-weekly zoom sessions, workshops and additional lessons on a regular basis. Organizations will also be expected to complete a program workbook following each session.

Can your team commit to the 6-month duration of the program?

☐ Yes

☐ No

24. Program Participation

Participation: Your organization's team participating in the Accelerator will be composed of: *

☐ Staff only

☐ Board members only

☐ Staff and board members

☐ Not sure yet

Participation: How many team members from your organization are able to participate in the Accelerator program should your application be approved?

Commitment involves 3-4 hours per week for 6 months, encompassing “take back” project work, attending bi-weekly sessions, meeting with experts, liaising with Accelerator team, and more.

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 4+
- ☐ Not sure yet

Part 8: SURVEY END & FEEDBACK

25. How did you hear about this program?

26. Is there anything else you'd like to share?