



CMHC Housing Solutions

Canada



A vision for housing in Canada

By 2030, everyone in Canada has a home that they can afford and that meets their needs.



A Vision for Inclusive Housing

Housing is more than just a roof over our heads

People

Communities

Partnerships



Continuum of housing solutions

FUNDING SOLUTIONS

- Seed Funding
- Co-Investment Fund
- Innovation Fund
- Federal Lands Initiative
- Rental Construction Financing



MORTGAGE LOAN INSURANCE

- Flexibilities for affordable housing
- Mortgage loan insurance for market properties



SEED Funding



Overview

**Non-repayable
contributions**

_____ and/or _____

Interest free loans

New construction stream

a contribution of up to \$150K and/or
an interest-free loan of up to \$350K

Preservation stream

up to \$50K per community housing project
a contribution of up to \$75K in some cases

Benefits

New construction stream

Pre-
development
activities for
new affordable
housing



Preservation stream

Preservation
activities for
existing housing

National Housing Co-Investment Fund





National Housing Co-Investment Fund

Two Streams



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graph LR; A[Two Streams] --> B[NEW CONSTRUCTION]; A --> C[REPAIRS & RENEWALS]
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**NEW
CONSTRUCTION**

**REPAIRS &
RENEWALS**

Seed Funding & Co-Investment

ELIGIBILITY

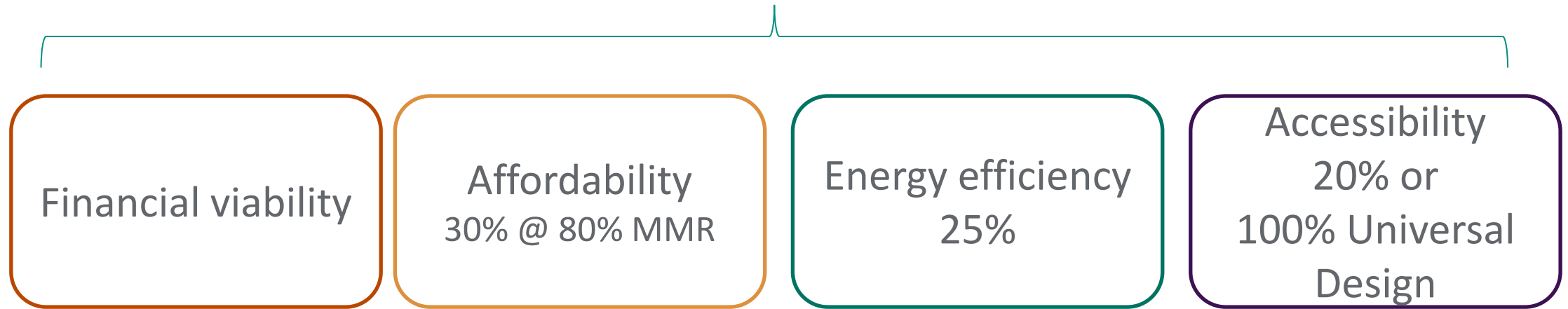
- Community housing sector (non-profit housing organizations & rental co-ops)
- Municipal, provincial and territorial governments and their agencies
- Indigenous governments & organizations
- Private entrepreneurs / builders /developers

ELIGIBLE PROJECTS

- Community and affordable housing
- Mix-use market/affordable rental
- Shelters, transitional & supportive housing
- Conversion of non-residential buildings to affordable multi-unit residential
- Renovation of existing affordable units at risk of being abandoned or demolished
- Indigenous community housing

Minimum Eligibility Requirements

SOCIAL OUTCOMES



Borrowers must demonstrate an
affordability commitment for a minimum of 20 years
from first occupancy under the CMHC Loan.

Co-Investment & Loan Structure

	Loan (up to)	Contribution (up to)
Co-ops & non-profits, Indigenous peoples	95% of cost	40% of cost
PT & municipal governments	75% of cost	30% of cost
Private sector	75% of cost	15% of cost

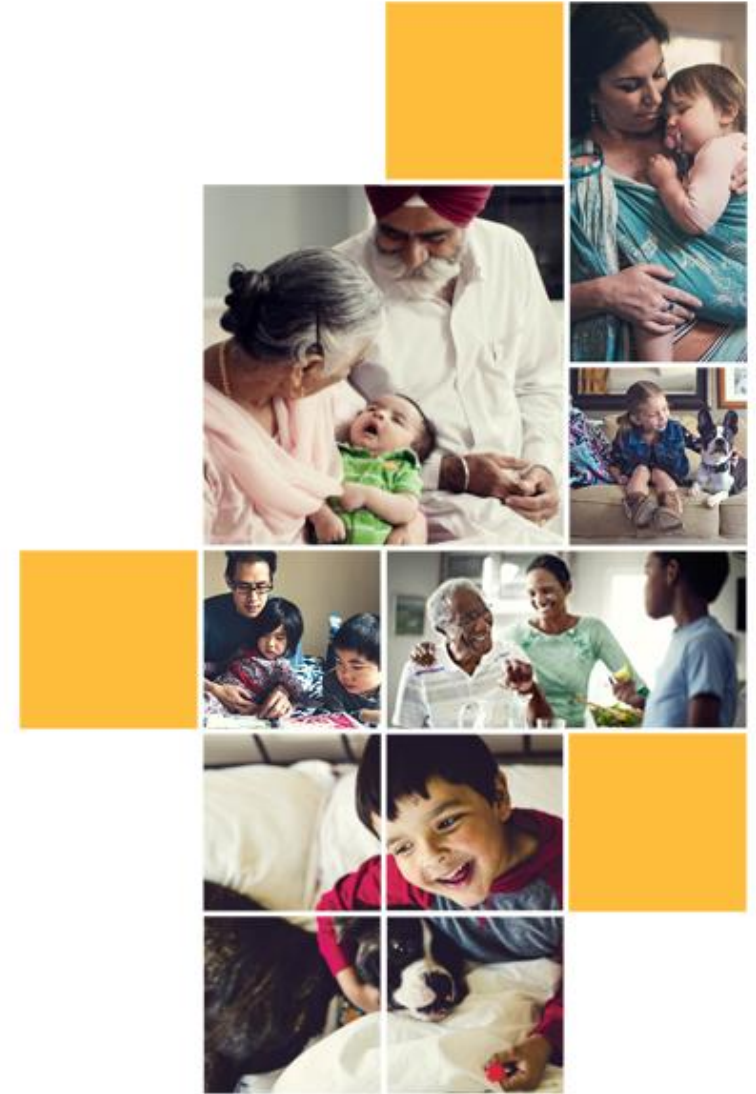
- 10 year term, renewable for another 10 years
- Intent to hold loans for 20 years, not CMHC insured
- Interest rate fixed for 10 year term
- Term locked in at first advance
- Minimum 1.0 DCR for residential

Amortization
New: up to 50 years
Repair: up to 40 years



New Initiatives under the National Housing Co-Investment Fund

- Women & Children's Shelter and Transitional Housing
- Indigenous Shelter and Transitional Housing



Woman & Children's Shelter and Transitional Housing

- \$250 million to support the construction, repair and operating costs
- 560 units of transitional and shelter space for women and children fleeing violence
- Simplified application process
- First application window will open soon



Rental Construction Financing



Financing Terms

Low cost financing to encourage rental supply

- 10-year fixed rate
- Up to 100% Loan-to-Cost
- 50-year amortization

Standard rental projects (apt/townhome/detached)

- No tenancy restrictions
- No mandatory services



Benefits



- Offers low-cost loans during the riskiest phases of financing development (construction and stabilization/rent-up)
- Delivers financing features not available in the private market, such as fixed-rate construction/stabilization loans and mortgage loan insurance from the onset
- Complements and is compatible with local affordable housing initiatives
- Provides incentive for projects that contribute to positive social outcomes
- Stimulates rental housing construction sector



NHS Solutions Labs

Fostering Innovation in the Housing Sector



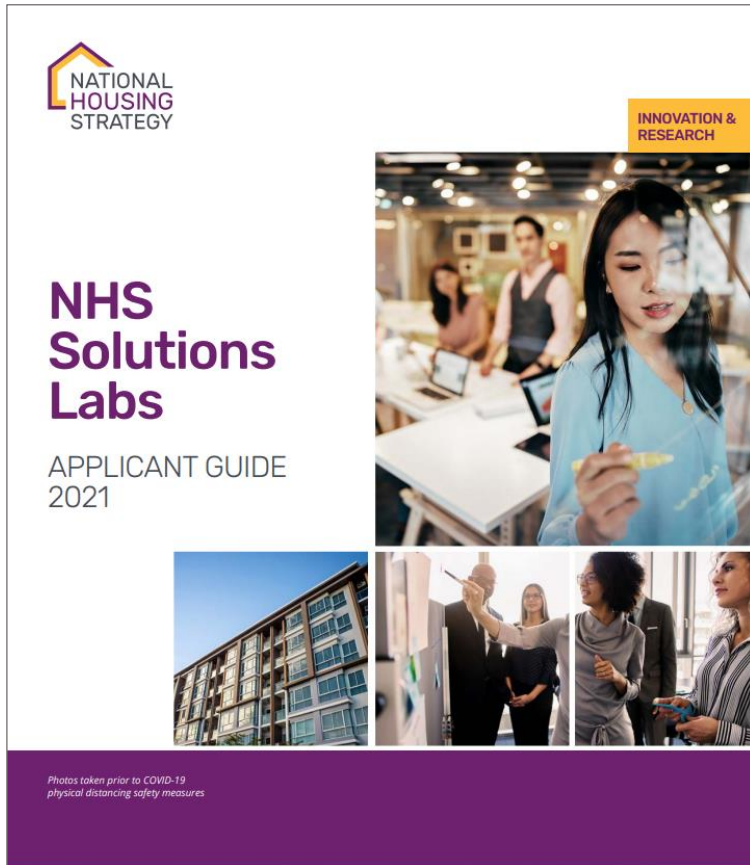
Funding

Annual budget
of **\$3 million**

\$25,000 – \$250,000
per lab.

2021 Call for Proposals

October 25th to January 17th



<https://www.cmhc-schl.gc.ca/en/nhs/solution-labs>

Focus on gaps

- Survivors Fleeing Domestic Violence
- LGBTQIA2S+ individuals
- Veterans
- Those dealing with mental health or addiction
- Racialized groups

Funded NHS Solution Labs

<https://www.cmhc-schl.gc.ca/en/nhs/nhs-project-profiles>



[The Missing Middle Housing Delivery Solutions Lab](#)

Exploring how to bring missing middle housing to Toronto's Yellow Belt



[The Financialization of Housing](#)

Exploring how housing financialization affects housing affordability in Canada



[Affordable Housing and Sustainable Development: Two Compatible Ideas](#)

Closing the gap between sustainable living environments and affordable housing



[From Prison to Homelessness: Ending a Perilous Trajectory](#)

Re-imagining pathways to accessible, affordable housing for Canadians leaving prison



[Indigenous Housing Solutions Lab](#)

Creating sustainable communities through innovative Indigenous world views of housing and home



[Let's Talk about Home and Community Solutions Lab](#)

Promoting social and economic inclusion for newcomers and people with developmental disabilities



[Housing Journeys Reimagined](#)

Towards a supportive affordable homeownership opportunity



[Integrating environmental performance for better housing](#)

Exploring a holistic approach to building livable and sustainable communities



[Social wellbeing in modular housing Solutions Lab](#)

Co-creating designs to nurture health and social support for vulnerable people



[Retrofits in occupied multi-unit buildings](#)

Finding ways to minimize disruption to tenants during energy retrofits in multi-unit buildings



[City of North Vancouver balanced housing Lab](#)

Advancing moderate- to middle-income housing on Metro Vancouver's North Shore



[Affordable Housing Renewal in BC](#)

Improving sustainable and affordable housing through tenant-occupied retrofits



Housing Supply Challenge

Northern Access:
Supply Chain
Solutions for Northern
& Remote Housing

Canada



Housing Supply Challenge

5 years

Up to
\$300M
in funding

Multiple
unique rounds

The third round launches **January 2022**

Round THREE: Northern Access Supply Chain Barriers



Distance to
southern markets
and supply hubs



Limited capacity for
Fly in Fly out and
sea lift services



Climate
and existing
infrastructure




Significant cost
of materials
and skilled workers



Short season cycle and lengthy
shipment timelines

AND MANY MORE...



Northern Access has **three** key objectives

1

REDUCE TIME, COST,
AND RISK TO ACCESS
REQUIRED MATERIALS
FOR HOUSING IN
REMOTE COMMUNITIES

2

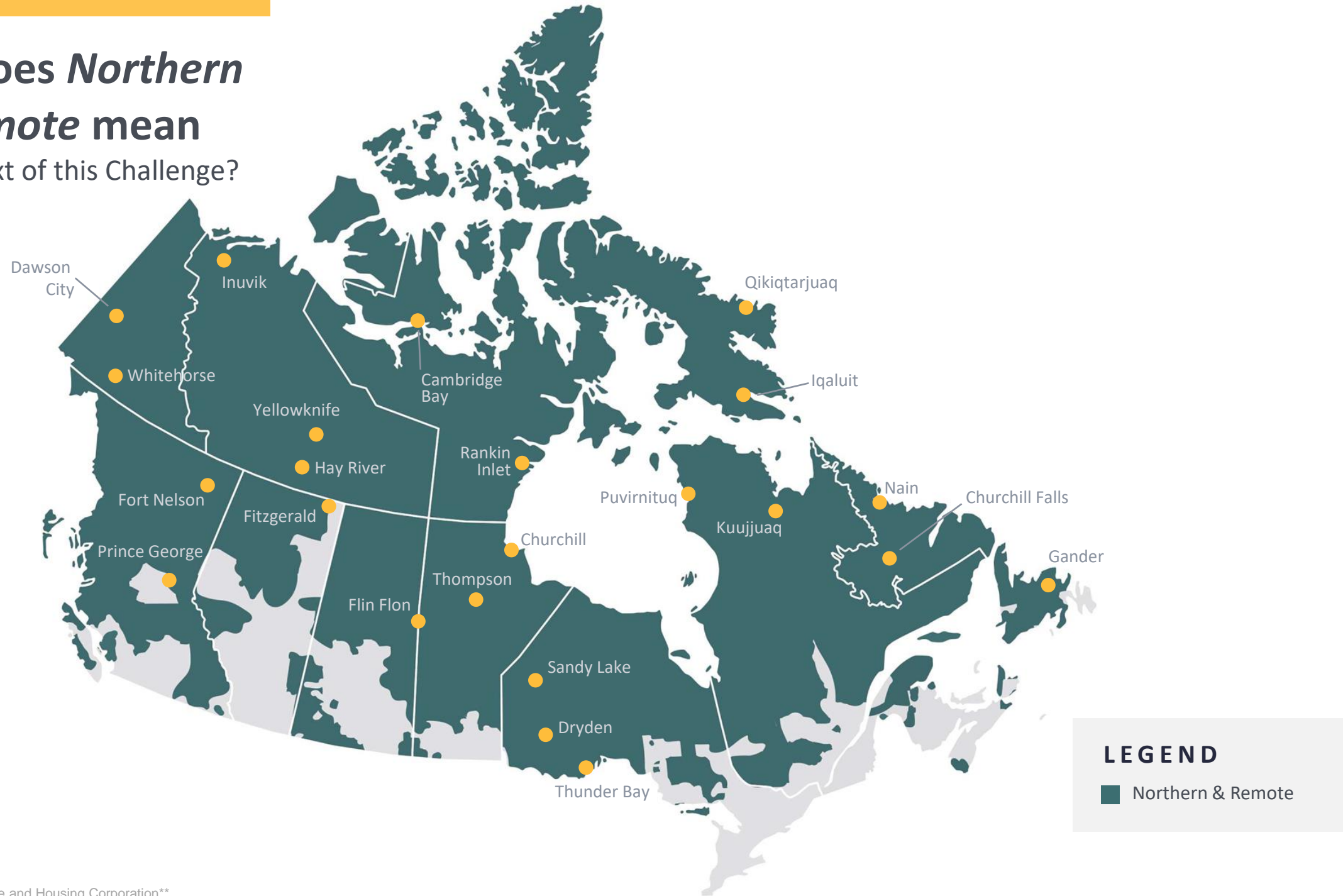
DEMONSTRATE
IMPACT ON BUILDING
OR MAINTAINING
APPROPRIATE HOUSING
SUPPLY

3

PROVIDE DIRECT
BENEFIT TO NORTHERN
AND REMOTE REGIONS

What does *Northern* *and Remote* mean

in the context of this Challenge?



Funding & Timeline



TOTAL ROUND FUNDING up to **\$80M**

How to Apply



Application form online
at: **Impact.Canada.ca**



Paper copies call:
1-800-668-2642

Application deadline:

May 12, 2022 at 2pm EST.



Sign up for updates!

cmhc.ca/HousingSupplyChallenge

cmhc.ca/NorthernAccess

Questions?

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Canada





For questions or
more information

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