



CMHC
Funding Programs
At-a-glance

Canada



National Housing Strategy Key Areas of Focus

- Create New Housing Supply
- Modernize Existing Housing
- Resources for Community Housing Providers
- Research & Innovation

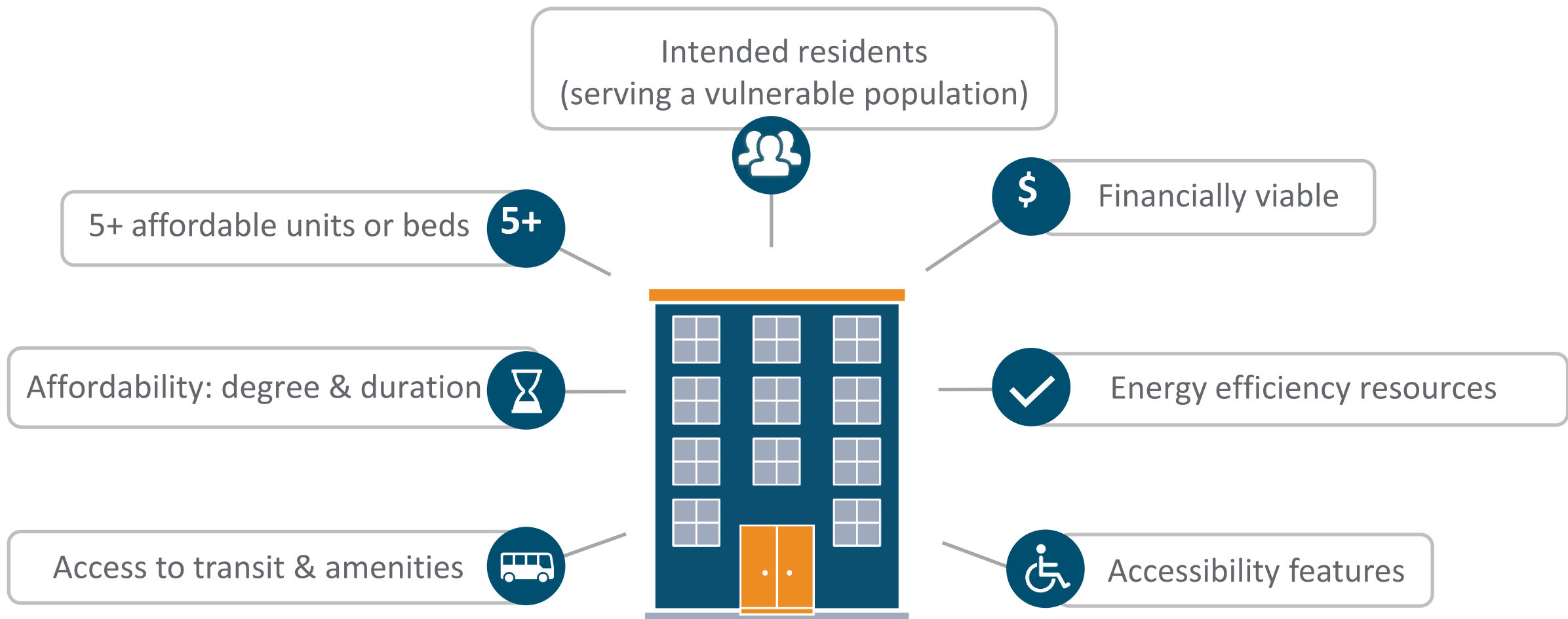


Phases of development and CMHC product offerings

		← Phases of development →		
		Pre-development	Construction	Rent up/ stabilization
Affordable Housing Solutions	Seed Funding (for soft costs)			
	Co-Investment Fund			
	Innovation Fund			
	Federal Lands Initiative			
			Rental Construction Financing initiative (loan + insurance)	
			Mortgage Loan Insurance for Affordable Housing	
Commercial Products			Mortgage Loan Insurance for Market Rental Housing	



Prioritization Criteria



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

Seed Funding

Supported Activities

- Preliminary financial viability
- Analysis of need and demand
- Appraisals
- Building Condition Assessment (BCA)
- Municipal planning fees
- Energy / accessibility modelling
- Engineering studies
- So much more.....

Tip

Seed can help align your project with other funding program requirements



National Housing Co-Investment Fund



Funding

**\$8.65
BILLION**

AVAILABLE THROUGH
LOW-COST REPAYABLE
LOANS OVER 10 YEARS

**\$4.52
BILLION**

AVAILABLE THROUGH
FORGIVABLE LOANS
OVER 10 YEARS

Combination of both to offset higher costs of meeting or exceeding minimum requirements or where cash flow is insufficient to support additional financing

National Housing Co-Investment Fund



New Construction



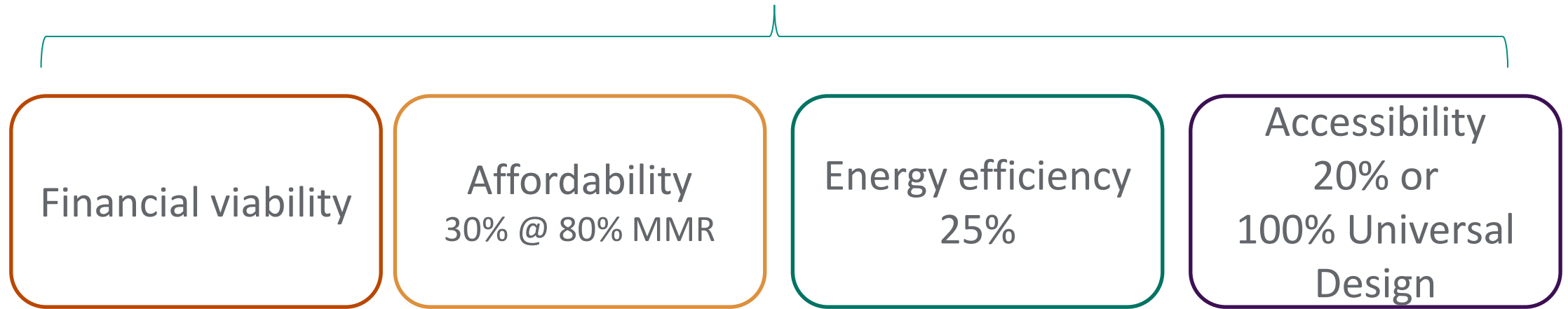
Revitalization



Initiatives for Canadians
in greatest housing need

Minimum Eligibility Requirements

SOCIAL OUTCOMES



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

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

New Initiatives under the National Housing Co-Investment Fund

- Women & Children Shelter and Transitional Housing
- Housing support for Black Canadians



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
- Second application window April 1st – May 31st, 2022





Housing Support for Black Canadians

- National Housing Co-Investment Fund carve-out for Black-led renter households
- Partnership with Habitat for Humanity for affordable homeownership

Rental Construction Financing



Rental Construction Financing initiative

\$25.75B

In low-cost loans to municipalities
and housing providers for the
construction of rental housing
units in Canada

CMHC
insured from
the onset

\$1M / 5 units
minimum loan
amount, minimum
units

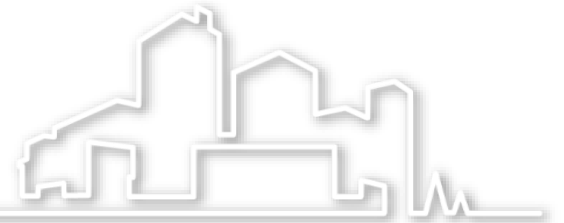
Financing Terms

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



Rewarding for Greater Social Outcomes

Prioritization Tiers	Based on the following:	Max. Points
Up to 100% LTC (from 19 to 25 points)	Duration of affordability beyond 10 years	3
	Greater depth of affordability in rents	3
	Greater proportion of affordable units	3
	Energy efficiencies beyond minimum requirements <ul style="list-style-type: none">Maximum points given for net zero ready energy or equivalent performance standards	5
Up to 95% LTC (from 10 to 18 points)	Accessibility for future needs (adaptable units) and for greater social inclusion (universal design)	4
	Collaboration, partnerships, and other government supports	5
Up to 90% LTC (from 0 to 9 points)	Transit Oriented	2



MORTGAGE LOAN
INSURANCE

MULTI-UNIT
MLI SELECT

Canada



Priorities and Incentives

Affordability



**Climate
Compatibility**



Accessibility



New Construction

New Buildings

Affordability – Rent Levels (10 year affordability commitment*)			Energy Efficiency and GHGs Reductions over 2017 NECB / 2015 NBC			Accessibility**	
10% of units at 30% of median renter income	15% of units at 30% of median renter income	25% of units at 30% of median renter income	20% above code	25% above code	40% above code	15% accessible	15% accessible AND 85% adaptable/UD
50 Points	70 Points	100 Points	30 Points	50 Points	100 Points	20 Points	30 Points

*For borrowers making an affordability commitment of 20 years, an additional 30 points are awarded

**Buildings must be 100% Visitable (CSA B651-2018 Visitability)

Flexibilities

Based on total points:

	Premium	LTC	DCR*	Amortization	Rental Achievement	Recourse	Replacement Reserve
Min. 50 points	2.5%	Up to 95%	Min. 1.1	Up to 40 years	Waived	Recourse	Discretionary
Min. 70 points	2.0%	Up to 95%	Min. 1.1	Up to 45 years	Waived	Recourse	Discretionary
Min. 100 points	1.25%	Up to 95%	Min. 1.1	Up to 50 years	Waived	Limited-recourse	Discretionary

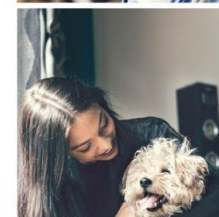
*Min. DCR of 1.10 for standard rental housing, 1.20 for other shelter models, 1.4 for non-residential space

Affordability, climate and accessibility commitments are available for standard rental, SRO and retirement housing. Affordability commitments are not available for student housing, however climate and accessibility commitments remain available for these projects



Canada's First-Time Home Buyer Incentive

Canada 



placetocalhome.ca

Helping make homeownership more affordable



Canada's
First-Time
Home Buyer
Incentive

Property Type	Incentive (% of lending value)
New Construction	5% or 10%
Existing Home	5%
New or re-sale mobile/manufactured home	5%



Homeowner Eligibility



Canada's
First-Time
Home Buyer
Incentive

- Canadian citizens, permanent residents, and non-permanent residents authorized to work in Canada
- At least one borrower must be a first-time homebuyer
- Total qualified annual income of \$120,000 or less
(\$150,000 in Vancouver, Victoria and Toronto CMAs)
- The first mortgage + Incentive amount cannot exceed 4 times the total qualified annual income *(4.5 times in Vancouver, Victoria and Toronto CMAs)*



Who is a first-time home buyer?



Canada's
First-Time
Home Buyer
Incentive

A person is considered a first-time home buyer if one of following qualifications is met:

- Has never purchased a home before
- In the last 4 years, did not occupy a home that the borrower or borrower's common-law partner owned
- Has gone through a breakdown of a marriage or common-law partnership (even if/when the other first-time home buyer requirements are not met)



For more information

<https://www.placetocallhome.ca/fthbi>



Canada's First-Time Home Buyer Incentive



Government
of Canada

Gouvernement
du Canada



Français Menu



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First-Time Home Buyer Incentive

The First-Time Home Buyer Incentive (the Incentive) helps qualified first-time homebuyers reduce their monthly mortgage carrying costs without adding to their financial burdens.

You need to have the minimum down payment to be eligible. You can then apply for a 5% or 10% shared equity mortgage with the Government of Canada. Your maximum qualifying income is no more than \$120,000 and your total borrowing is limited to 4 times the qualifying income.

The Incentive has an equity-like payout, where the government would share in the upside and downside of the property value.





Housing Supply Challenge

Canada



Housing Supply Challenge

5 years

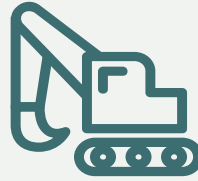
Up to
\$300M
in funding

Multiple
unique rounds

Barriers to housing supply in Canada



Inconsistent or
incomplete housing data



Inefficiencies
in construction



Long approval
processes and timelines



Supply chain
limitations



Public perception
of new development



Support for urban
densification



The Housing Supply Challenge has **four** key objectives

1

ADDRESS HOUSING
SUPPLY AND
AFFORDABILITY
BARRIERS

2

ENHANCE
COMMUNITY
ENGAGEMENT

3

FOSTER A
DEMONSTRATION
EFFECT, REPLICATION,
AND/OR SCALING

4

CULTIVATE
PARTNERSHIPS
& COLLABORATION

Round Topics

1. DATA – “Data Driven” (underway)
2. PRE-DEVELOPMENT – “Getting Started” (underway)
3. SUPPLY CHAIN – “Northern Access” (underway)
4. CONSTRUCTION TECHNOLOGY – Date TBD
5. SCALING SOLUTIONS – Date TBD
6. PUBLIC PERCEPTION OF NEW HOUSING DEVELOPMENT – Date TBD

Innovation and Research

What do you want to do?	Look at this program
Seeking an innovative solution to a complex problem	Solutions Lab
Sharing innovative solutions for impactful NHS results	Demonstrations Initiative
Willing to engage and collaborate on key affordable housing issues	Expert Community on Housing (ECoH)
Building the next generation of researchers in housing	CMHC Housing Research Scholarship Program
Exploring research to solve NHS challenges	Collaborative Housing Research Networks (CHRN)
Performing world-class research	Housing Research Awards

Search

CMHC-SCHL

Teams

Activity

Chat

Teams

Calendar

Calls

Files

...

Your teams

- EE ECOH-CODEL | Expert C...
 - General
 - Case Studies-Études de cas
 - Discussions
 - Events-Événements
 - Introductions-Présentez-vous
 - Links to Share-Liens à partager
 - News-Canal d'information
 - Support-Soutien
- PP Client Development a...
- EI ECOH-CODEL | Innova...
- PC Planners Community ...
- CF Cross Functional Team...
- PD Policy Docket / Dossier ...
- HS Housing Supply Challen...
- General
- 10 hidden channels
- CHTC Reviewers Hub
- EH ECOH-CODEL | HSC Nor...
- D2 Dockets 2
- General

Join or create a team

Events-Événements

Posts Files Webinars/Webinaires

Meet

March-28-22

Wendy Pollard 28/03 10:00 a.m. 2

Register to attend at this link https://www.gensqueeze.ca/housing_webinar_2022_03

Housing Rehab for Canada? Breaking Our Addiction to Rising Home Values

A free webinar hosted by [Generation Squeeze](#)

[See more](#)

Housing Webinar
Housing rehab for Canada? Breaking our dangerous addiction to rising home values
can01.safelinks.protection.outlook.com

4 replies from Wendy

Reply

April-04-22

Claire Dreyfuss 04/04 10:45 a.m. Edited

Recording and Deck: ECOH Social Wellbeing in Temporary Modular Housing Wednesday, April 6, 2022 | 1:00 p.m. – 2:00 p.m. EST

Hello ECOH community!

If you were unable to attend our webinar last Wednesday on **Social wellbeing in temporary modular housing**...

[See more](#)

Reply

April-05-22

YZ Yushu Zhu (Guest) 05/04 11:28 a.m. 1

Hello colleagues, I would like to draw your attention to a call for contributions to a special issue of **Housing, Theory and Society** on housing vulnerability. This special issue invites researchers to revisit the concept of housing vulnerability and its applications in research, policy and practice. We seek to advance conceptual understandings of housing vulnerability – grounded in theory, contextualized in different

[See more](#)

New conversation

Expert Community on Housing

<https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-collaboration/expert-community-on-housing>

Funded NHS Projects

<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



For questions or
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