



Year in Review: Accomplishments since the launch of Canada's first National Housing Strategy

Tuesday, November 27th, 2018

A Vision for Inclusive Housing

Housing is more than just a roof over our heads

People

Communities

Partnerships





Two new websites

www.cmhc-nhs.ca

www.placetocalhome.ca

The screenshot shows the homepage of the National Housing Strategy website. At the top, there is a header with the Canadian flag, the text "Government of Canada / Gouvernement du Canada", and links for "Français" and "Menu". The main content area features a large image of a woman holding a young child. To the left of this image is a white box with the "NATIONAL HOUSING STRATEGY" logo and the heading "A place to call home". Below this, a paragraph describes the strategy as a 10-year, \$40-billion plan. To the right of the image is a purple box with three white buttons: "What is the Strategy?", "Who will it help?", and "How does it work?". At the bottom, there is a section titled "Launch of National Housing Strategy Initiatives" with a paragraph stating that CMHC now welcomes applications for initiatives to help address Canada's housing needs. A button labeled "Learn more about the opportunities" is located at the bottom right of this section.

Government of Canada / Gouvernement du Canada

Français Menu

NATIONAL HOUSING STRATEGY

A place to call home

Nothing is more important than home. Canada's first ever National Housing Strategy is a 10-year, \$40-billion plan that will strengthen the middle class, fuel our economy and give more Canadians across the country a place to call home.

> What is the Strategy?

> Who will it help?

> How does it work?

Launch of National Housing Strategy Initiatives

CMHC now welcomes applications for initiatives to help address Canada's housing needs.

[Learn more about the opportunities](#)

The screenshot shows the homepage of the National Housing Strategy website. At the top, there is a header with the "NATIONAL HOUSING STRATEGY" logo and a paragraph describing the strategy as a 10-year, \$40-billion plan. Below this is a purple button labeled "WHAT IS THE STRATEGY?". The main content area features a large image of an elderly man and a young girl sitting on the floor. Below this image is a section titled "NATIONAL HOUSING STRATEGY INITIATIVES" with four white boxes, each containing a heading and a paragraph of text.

NATIONAL HOUSING STRATEGY

A 10-year, \$40-billion plan creating a new generation of housing in Canada giving more Canadians a place to call home.

WHAT IS THE STRATEGY?

NATIONAL HOUSING STRATEGY INITIATIVES

- > Create New Housing Supply**
Funding and financing opportunities to build new affordable housing in Canada.
- > Modernize Existing Housing**
Funding and financing opportunities to renew and/or renovate the existing affordable housing stock.
- > Resources for Community Housing Providers**
Technical assistance, tools and funding opportunities to increase capacity and support the community housing sector.
- > Innovation & Research**
Promoting excellence, innovation and funding opportunities, in the housing research and data sector.

National Housing Co-Investment Fund

60,000
New Units

240,000
Repaired Units

At least
4,000
shelter spaces created or repaired
for survivors of family violence

At least
7,000
new affordable units
created for seniors

At least
2,400
new affordable units created for
people with developmental disabilities



National Housing Co-Investment Fund

- ✓ Three intake windows completed
- ✓ Must meet accessibility, energy efficiency, and affordability requirements

Launched:
May 2nd 2018

First 2 windows:
130 applications



Rental Construction Financing Initiative

Supporting Canada's middle class

- ✓ Financing of New Rental Housing Projects
- ✓ Making Low Cost Loans available

\$3.75 Billion
in Low Cost Loans

14,000
New Rental Units



Rental Construction Financing Initiative

- ✓ Budget 2018 added \$1.25 billion
- ✓ New projects are accessible, energy efficient, and affordable.
- ✓ 40 projects, 5500 units since 2017



K-W Habilitation Services project in
Kitchener (22 units)

Which Program Works for Your Project?

Rental Construction Financing Initiative

- ✓ Low-cost insured loans
- ✓ To encourage construction of rental housing
- ✓ Middle Class Canadians

National Housing Co-Investment Fund

- ✓ Loans, Contributions
- ✓ To create or repair a broad range of housing
- ✓ Targets vulnerable groups



Affordable Housing Innovation Fund

Reducing the number of Canadians in Housing Need

- ✓ Test Innovative Financing Models and Unique Designs
- ✓ Reduce Reliance on long-term government subsidies

\$208.3 Million

4,000
New Affordable Units



Affordable Housing Innovation Fund

- ✓ Innovation Fund projects announced in Victoria, BC and Banff, Alberta.
- ✓ Innovation Fund Student Challenge



220 Terminal Avenue, Vancouver

Tiny home team balances green technologies and affordability

- ✓ 30-35 permanent homes, ranging from 380-600 square feet in size.
- ✓ Goal is a replicable model that could produce similar communities across Canada
- ✓ Vagabond's custom mobile unit was built to demonstrate the tiny home concept.



Partnerships

- ✓ **May 9, 2018** – Multilateral Framework Launched
- ✓ Bilateral agreements signed with British Columbia, Ontario and New Brunswick
- ✓ New partnerships with non-profit, private sector, and philanthropic groups to maximize investments.



Human Rights-Based Approach to Housing

- ✓ In-person consultations with Canadians from March 2018 to June 2018.
- ✓ Several hundred online submissions received from Canadians.



Human Rights-Based Approach to Housing

More to come

- ✓ National Housing Council
- ✓ Federal Housing Advocate
- ✓ Legislation
- ✓ Community Based Tenant Initiative
- ✓ Public Engagement Campaign



Looking ahead to 2019

Provincially Delivered (Part of Bilateral Agreements under negotiation)

- ✓ Canada Community Housing Initiative
- ✓ Canada Housing Benefit
- ✓ PT Priority Funding

Federally Delivered

- ✓ Technical Resource Centre and Sector Transformation Fund (**RFP completed; provider selected**).



Our Transformation to Better Serve Canadians





CMHC Housing Solutions



Housing Continuum



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

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	

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SEED Funding

**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

New construction stream



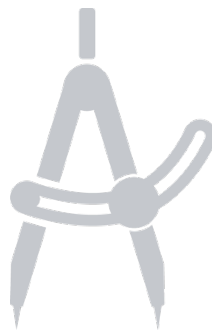
Preservation stream



Benefits

New construction stream

Pre-development
activities for new
affordable
housing



Preservation stream

Preservation
activities for
existing housing



National Housing Co-Investment Fund

Funding

AVAILABLE THROUGH
LOW-COST REPAYABLE
LOANS

AVAILABLE THROUGH
CAPITAL CONTRIBUTIONS

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

Projects

Urban Indigenous
community
housing

Mixed-use market
and/or affordable
rental housing

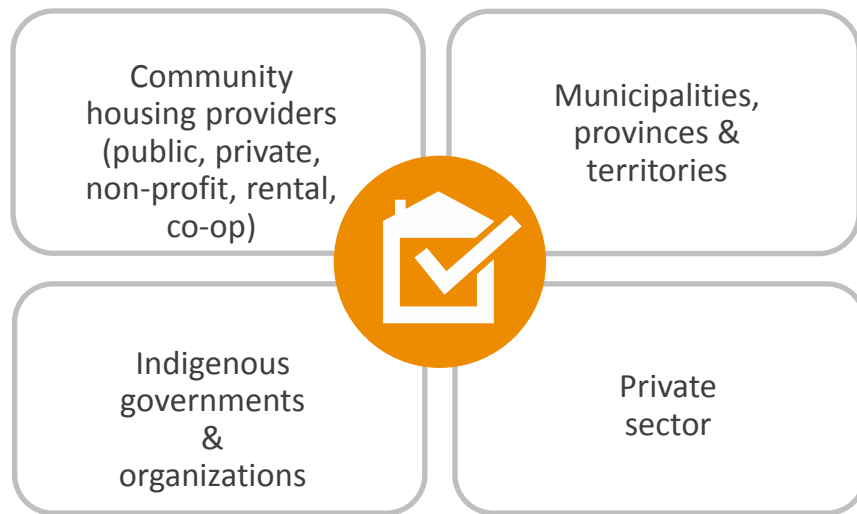
New construction
and/or conversion
from a non-
residential use to
affordable multi-
unit housing

Shelters

Transitional and
supportive
housing

Eligibility

Groups



Project requirements



**Have at least 5 units or
beds.**



**Ensure primary use is
residential.**



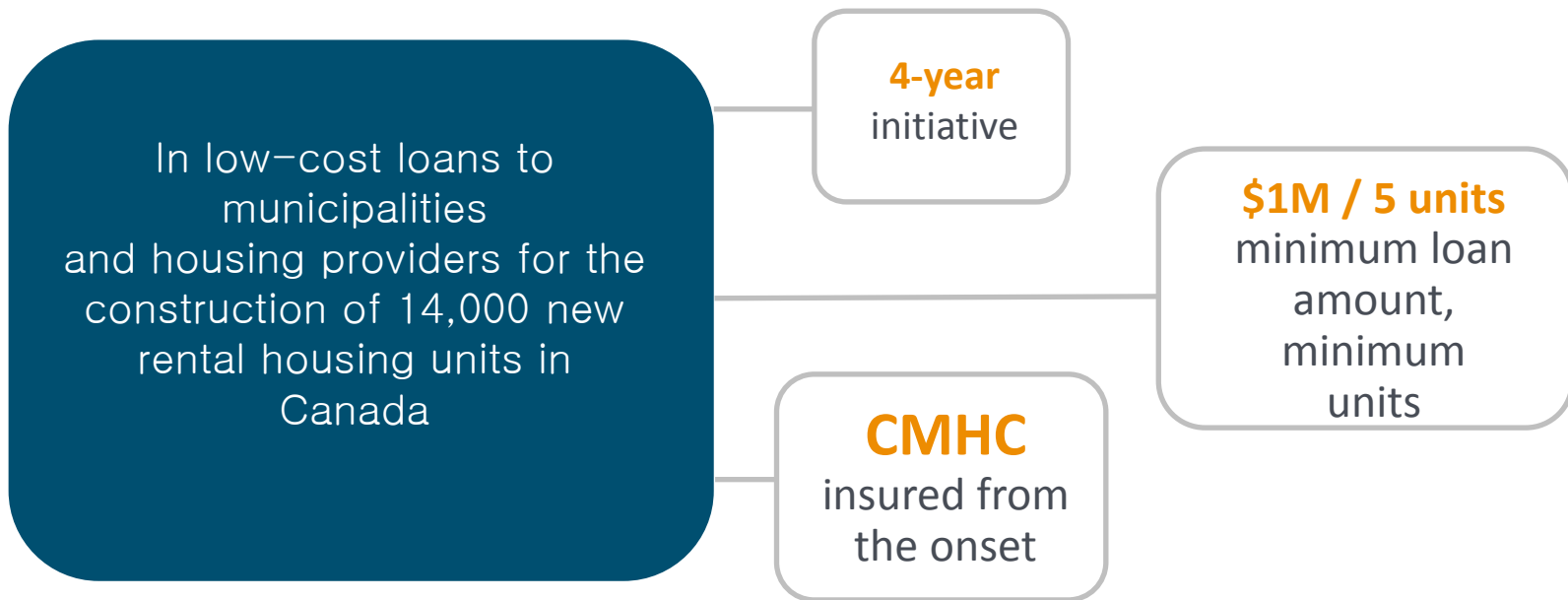
**Meet minimum
requirements for:**

Partnerships, financial
viability, affordability, energy
efficiency, and accessibility.



Rental Construction Financing

Rental Construction Financing initiative



Eligible projects

STANDARD APARTMENTS

Excludes niche-type housing such as retirement homes, single room occupancy and student housing

Eligible borrowers



Municipalities



Private sector
developers and
builders



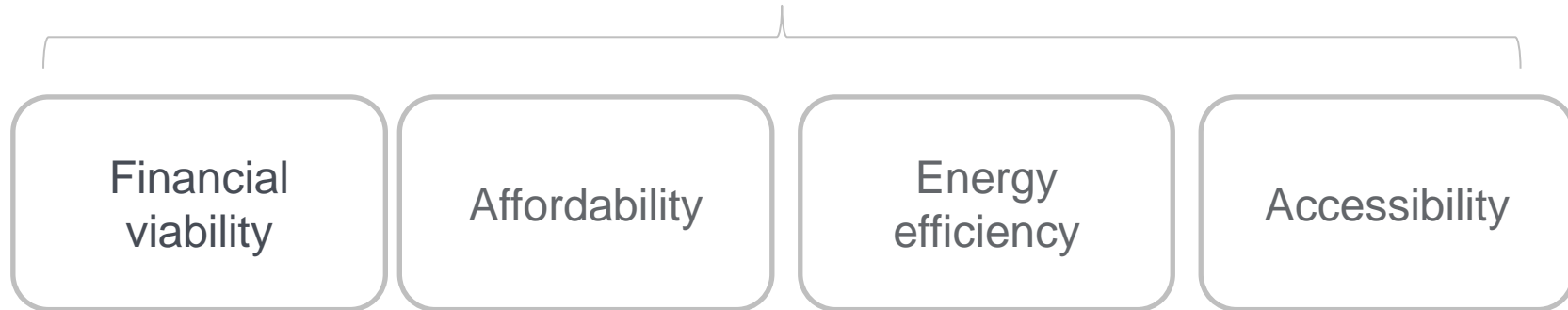
Non-profit housing
providers



Partnerships

Minimum Eligibility requirements

SOCIAL OUTCOMES



Borrowers must demonstrate an
affordability commitment for a minimum of 10 years
from first occupancy under the CMHC Loan.

- ✓ 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
- ✓ Stimulates rental housing construction sector
- ✓ Complements and is compatible with local affordable housing initiatives
- ✓ Incentivizes projects for great social outcomes





Federal Lands Initiative

Federal Lands Initiative

Support the transfer surplus federal lands and buildings to eligible participants at discounted to no cost to encourage the development of affordable homes.

The discount on the land will depend on the maximization of socio-economic and environmental outcomes achieved.

Once transferred, the property will be developed into affordable, sustainable, accessible and socially inclusive developments

Groups



Non-profit
organizations or
registered
charities



Co-operative
housing
organizations



Municipal,
provincial and
territorial
governments
including their
agencies



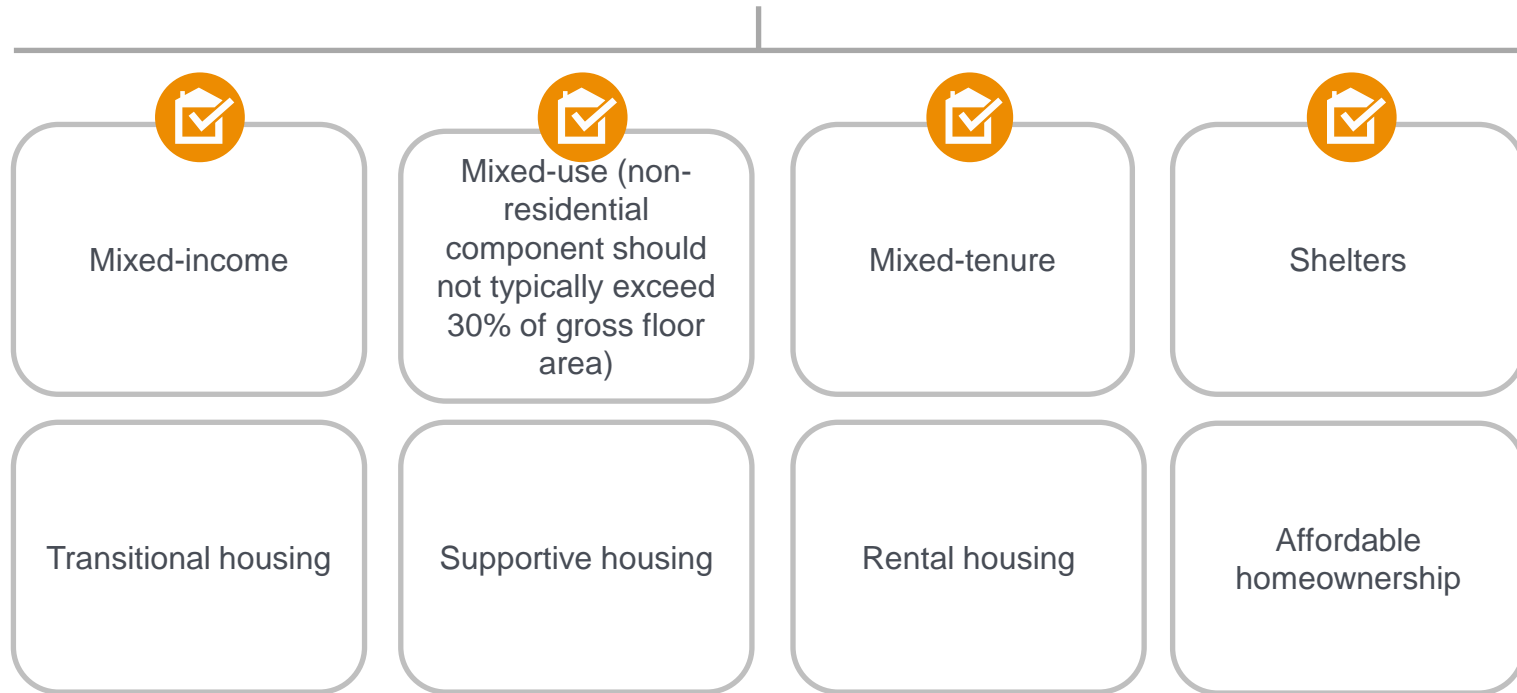
Indigenous
governments
and
organizations,
including Tribal
Councils



For profit
organizations

Eligibility

Projects



Thank You

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