



CMHC - National Housing Strategy Update

OMSSA Exchange Conference 2023

Jamie Shipley - CMHC

Agenda

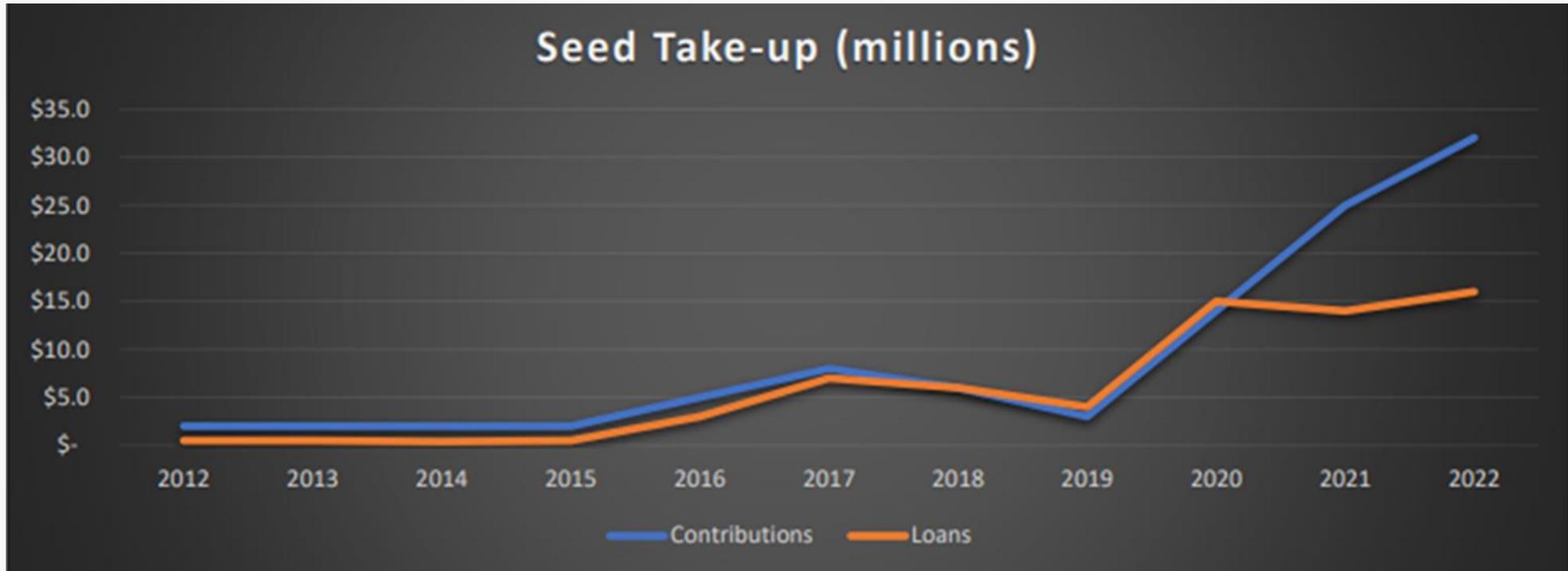
NHS program updates

Seed & Co Investment

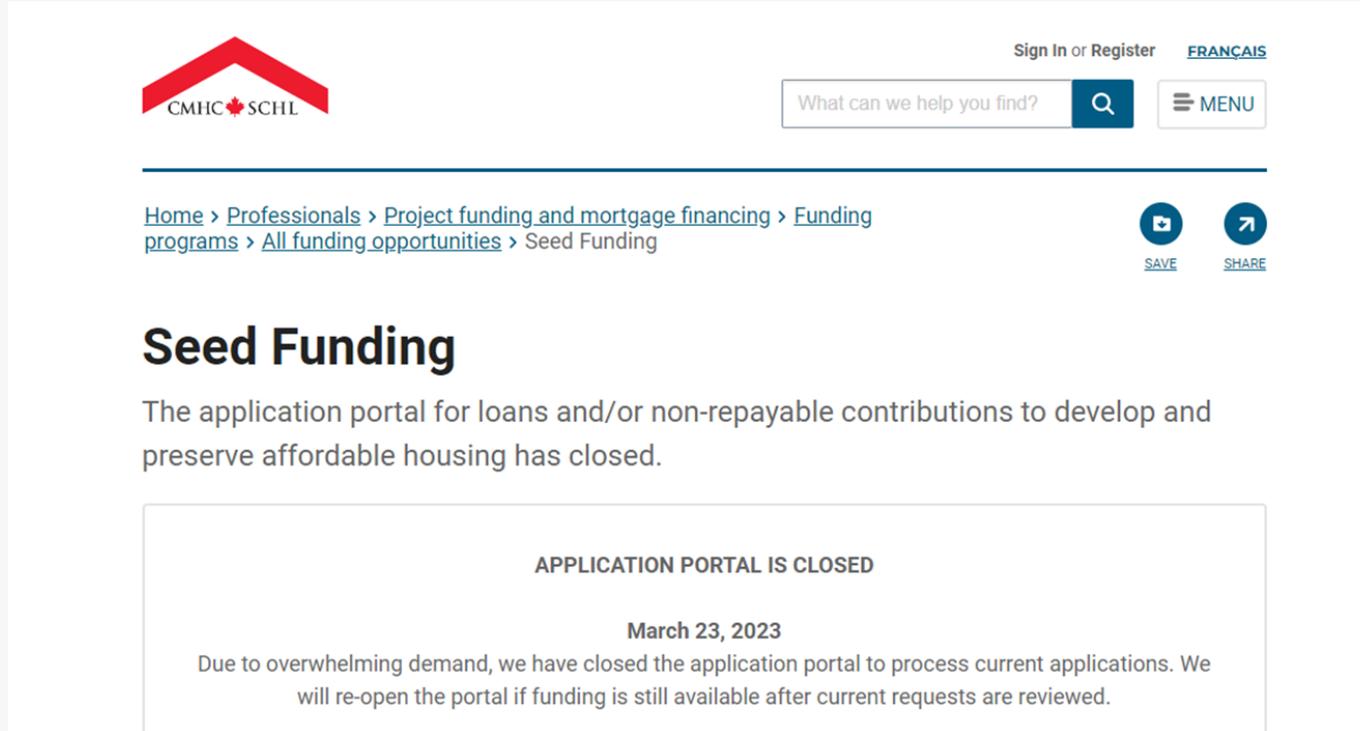
Housing Accelerator Fund (HAF)

Questions

Seed Funding



Seed Funding



The screenshot shows the top navigation bar with the CMHC SCHL logo, a search bar containing the text "What can we help you find?", and links for "Sign In or Register" and "FRANÇAIS". Below the navigation bar is a breadcrumb trail: [Home](#) > [Professionals](#) > [Project funding and mortgage financing](#) > [Funding programs](#) > [All funding opportunities](#) > Seed Funding. To the right of the breadcrumb trail are "SAVE" and "SHARE" icons. The main heading is "Seed Funding" in a large, bold font. Below the heading is a paragraph: "The application portal for loans and/or non-repayable contributions to develop and preserve affordable housing has closed." A large, light gray box contains the following text: "APPLICATION PORTAL IS CLOSED", "March 23, 2023", and "Due to overwhelming demand, we have closed the application portal to process current applications. We will re-open the portal if funding is still available after current requests are reviewed."

CMHC SCHL

Sign In or Register [FRANÇAIS](#)

What can we help you find?

[Home](#) > [Professionals](#) > [Project funding and mortgage financing](#) > [Funding programs](#) > [All funding opportunities](#) > Seed Funding

[SAVE](#) [SHARE](#)

Seed Funding

The application portal for loans and/or non-repayable contributions to develop and preserve affordable housing has closed.

APPLICATION PORTAL IS CLOSED

March 23, 2023

Due to overwhelming demand, we have closed the application portal to process current applications. We will re-open the portal if funding is still available after current requests are reviewed.

Seed Funding

New version

Three Stages of Funding

1. Concept Development/Pre Design
2. Schematic Design
3. Preliminary Design

New Funding Calculator

National Co Investment Fund

Renewal & Repair stream

- No Changes, Repayable loans & Contributions

New Construction stream

- Black Canadian Carve out (\$50M) Contribution – no change
- Contribution only program – on hold
- Loan & contribution program, reduced contribution

Welcome

To the

Housing Accelerator Fund – Key elements Webinar



HAF Summary



\$4 Billion in contribution for local governments resulting in at least **100,000 net new permitted** housing units over the course of the 4-year program.



Support the **development of complete**, low-carbon, and climate-resilient communities across Canada, that are affordable, inclusive, equitable, and diverse across Canada.



Lasting systemic changes reducing **barriers** to housing supply and development approvals



To **speed up housing development** and **increase supply**.



For more information, you can visit our website at **cmhc.ca/HAF**

Objectives and supported priorities



Implementation of initiatives to get **more homes built faster**



Speed up approvals and building processes



Development of **complete** communities



Development of **affordable, inclusive, equitable** and **diverse** communities



Development of **low-carbon** and **climate-resilient** communities.

Who can Apply to HAF?

Local governments who have delegated authority over land use planning and development approvals



Minimum Requirements

Applicants must:

- Develop an action plan
- Commit to a housing growth target
- Complete/ update housing needs assessment
- Submit periodic reports



Annual Housing Supply Growth Rate

- Based on the housing supply growth target and the current housing stock
- Annual housing supply growth rate must exceed 1.1%
- Housing Supply Growth Rate Increase must exceed 10%

Current Housing Stock /Number of dwellings	100,000
Total number of housing units projected to be permitted <u>without</u> HAF	7,000
Housing Supply Growth Target	8,000
Annual Housing Supply Growth Rate	2.67%
Housing Supply Growth Rate Increase	14.29%

Additional Targets



Multi-unit housing

- In close proximity to rapid transit
- Missing middle
- Other



Affordable housing

- For households whose needs are not met by the marketplace.
- Local definition of affordable housing to be used



Multi-units Missing Middle



Ground-oriented housing types:

- Garden suites
- Secondary suites
- Duplexes
- Triplexes
- Fourplexes
- Courtyard housing
- Row houses
- Low-rise apartments (less than 4 stories).



Action Plan Initiatives



5 initiatives or more Small/ Rural/ North/
Indigenous

7 initiatives or more Large/ Urban

Example of initiatives





Permitted Uses

of HAF Incentive Funding

4 Categories

HAF Action Plans

Affordable Housing

Housing-Related
Infrastructure

Community-Related
Infrastructure

- Any initiatives included in proponent's action plan and approved by CMHC

For example: Implementing a new e-permitting system.



4 Categories

HAF Action Plans

Affordable Housing

Housing-Related
Infrastructure

Community-Related
Infrastructure

- Construction of affordable housing
- Repair or modernization of affordable housing
- Land or building acquisition for affordable housing



4 Categories

HAF Action Plans

Affordable Housing

**Housing-Related
Infrastructure**

Community-Related
Infrastructure

- Drinking water infrastructure
- Wastewater infrastructure
- Solid waste management
- Public transit
- Community energy systems
- Disaster mitigation
- Brownfield redevelopment
- Broadband and connectivity
- Site preparation for housing developments
- Capacity building

4 Categories

HAF Action Plans

Affordable Housing

Housing-Related
Infrastructure

**Community-Related
Infrastructure**

- Local roads and bridges
- Sidewalks, lighting, bicycle lanes
- Firehalls
- Landscaping and green space



Funding Framework

3 Components



Base funding

- To incent all types of housing supply
- Estimated to be \$20K* per unit



Top-up funding

- To incent certain types of housing supply
- Referred as the **Additional Targets** in the action plans
- Estimated to be between \$7K and \$15K* per unit



Affordable housing bonus

- To reward increased share of affordable housing units
- Estimated to be \$19K* per unit

Base Funding - Example



Housing Supply Growth Target
(Total projected permitted units
with HAF) 6,000

Total projected permitted units
without HAF 5,500

HAF incented units 500

Per unit amount is \$20,000

Base funding amount \$10,000,000

Top-up Funding - Example



	Total projected units <u>with</u> HAF	Total projected units <u>without</u> HAF	Increase in housing Type	Per unit amount	Top-up funding amount
Single detached homes	2,100	2,000	100	\$0	\$0
Multi-Unit housing In close proximity to rapid transit	450	400	50	\$15,000	\$750,000
Multi-Unit housing Missing middle	1,250	1,000	250	\$12,000	\$3,000,000
Multi-Unit housing Other	2,200	2,100	100	\$7,000	\$700,000
Total units	6,000	5,500	500		
				Top up funding	\$4,450,000

Affordable Housing Bonus – Example



	Total projected affordable units without HAF	Total projected affordable units with HAF	Increase in the share of affordable housing units (%)	Per Unit Amount	Affordable housing bonus amount
Affordable Housing Bonus	2.00%	3.50%	1.50%	\$19,000	\$1,710,000

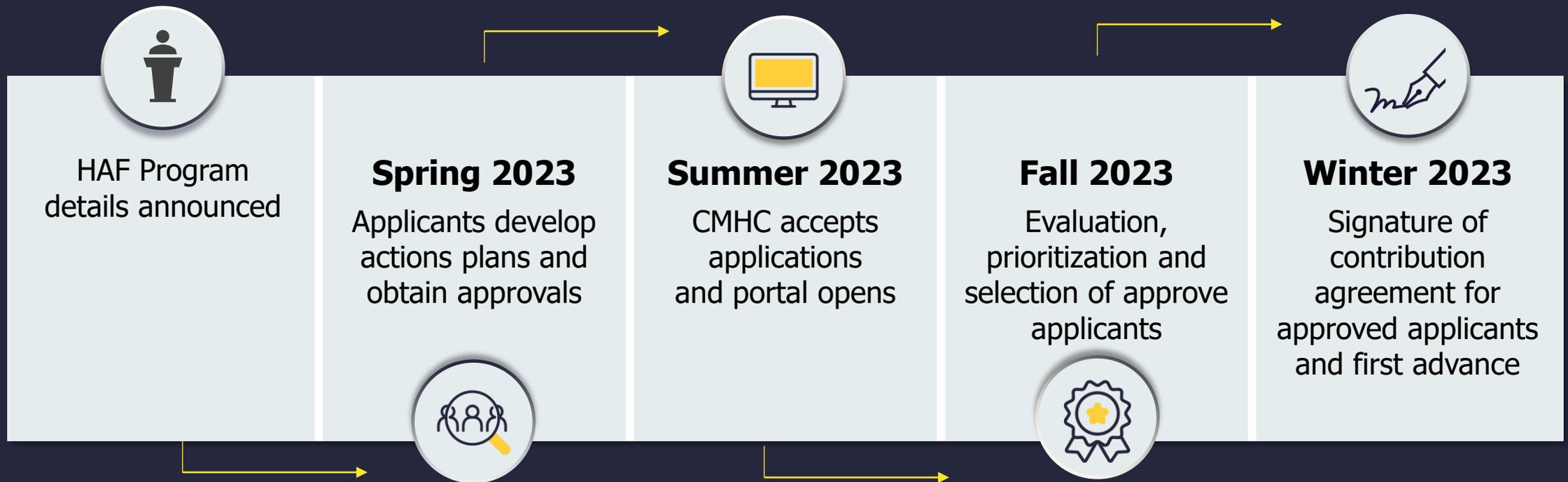
*In this example, the city's increase in the share of affordable housing units (1.50%) is equivalent to 90 affordable housing units (1.50% of the housing supply growth target of 6000 units = 90 units).

EXAMPLE - Estimated Funding Totals



HAF-Incented Units	500 units
Base Funding	\$10,000,000
Top-Up Bonus	\$4,450,000
Affordable Housing Bonus:	<u>\$1,710,000</u>
Total Amount:	\$16,160,000

HAF Key Dates



Thank you

For questions or more information:

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Development
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