

CMHC Housing Solutions

Marina Sloutsky

Outreach and Project Development



Land Acknowledgement

National Housing Strategy - Guiding Principles

Housing is more than just a roof over our heads

People

Communities

Partnerships



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

Intended residents
(serving a vulnerable population)



5+ affordable units or beds

5+



Financially viable

Affordability: degree & duration

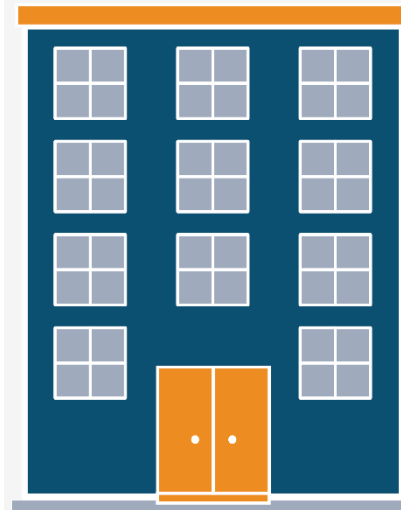


Energy efficiency resources

Access to transit & amenities



Accessibility features



SEED Funding Program Design

**SEED
Funding:**
Two streams

NEW CONSTRUCTION

Up to \$150 K funding contribution and up to \$350K interest free loan

PRESERVATION

Up to \$50 K funding contribution

SEED Funding

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

SEED Funding

ELIGIBLE ACTIVITIES

- Analysis of need and demand for proposed project
- Special purpose surveys
- Preliminary financial feasibility
- Business plans
- Incorporation
- Professional appraisal
- Site Surveys
- Preliminary Design
- Site drawings and specifications
- Contract documents
- Development permits
- Construction cost estimates, etc.



National Housing Co- Investment Fund



Eligibility

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





Partnership Opportunities

What are partnerships in housing?

A relationship with a least one of the following characteristics:

- Joint investment of resources
- Shared liability or risk-taking (and sharing of benefits)
- Shared authority and responsibility

Why are partnerships important?

New approach in delivering housing

- Innovative financing mechanisms
- Share resources
- Bring together different organization
- Leverage existing equity in land and/or buildings
- Use innovative tenure arrangements

Potential advantages of partnerships

- Enable groups to achieve common goals
- Maximize limited (staff, land, finances)
- Leverage investment
- Facilitate innovative financing mechanisms
- Minimize risks
- Enhance the credibility of one or more participating organizations
- Results in projects that are geared to community needs
- Increase fundraising ability
- Provide an opportunity to learn from others

Duration of partnerships

- Short-term

More narrowly defined objectives and conclude with the completion of a specific project

- Longer-term

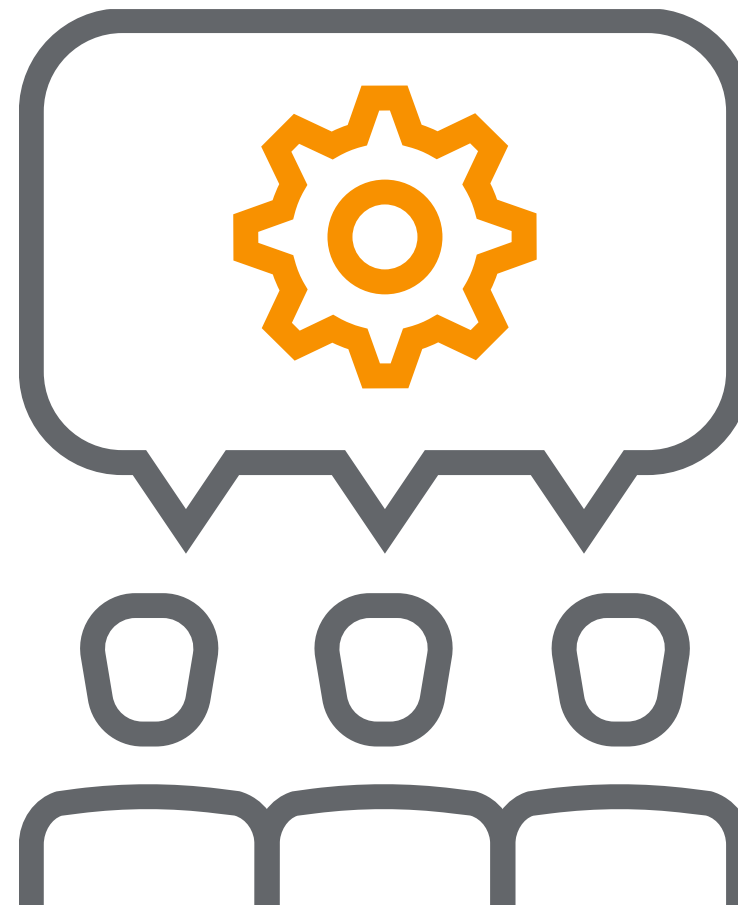
Require ongoing collaboration and commitment to a broad set of objectives.

Involvement in decision-making

- Advisory or consultative partnerships
- Contributory partnerships
- Community development partnerships
- Collaborative partnerships

Contributions

- Provide grants, capital, and sponsorships
- Supply fixed assets (e.g. land, buildings)
- Offer product discounts



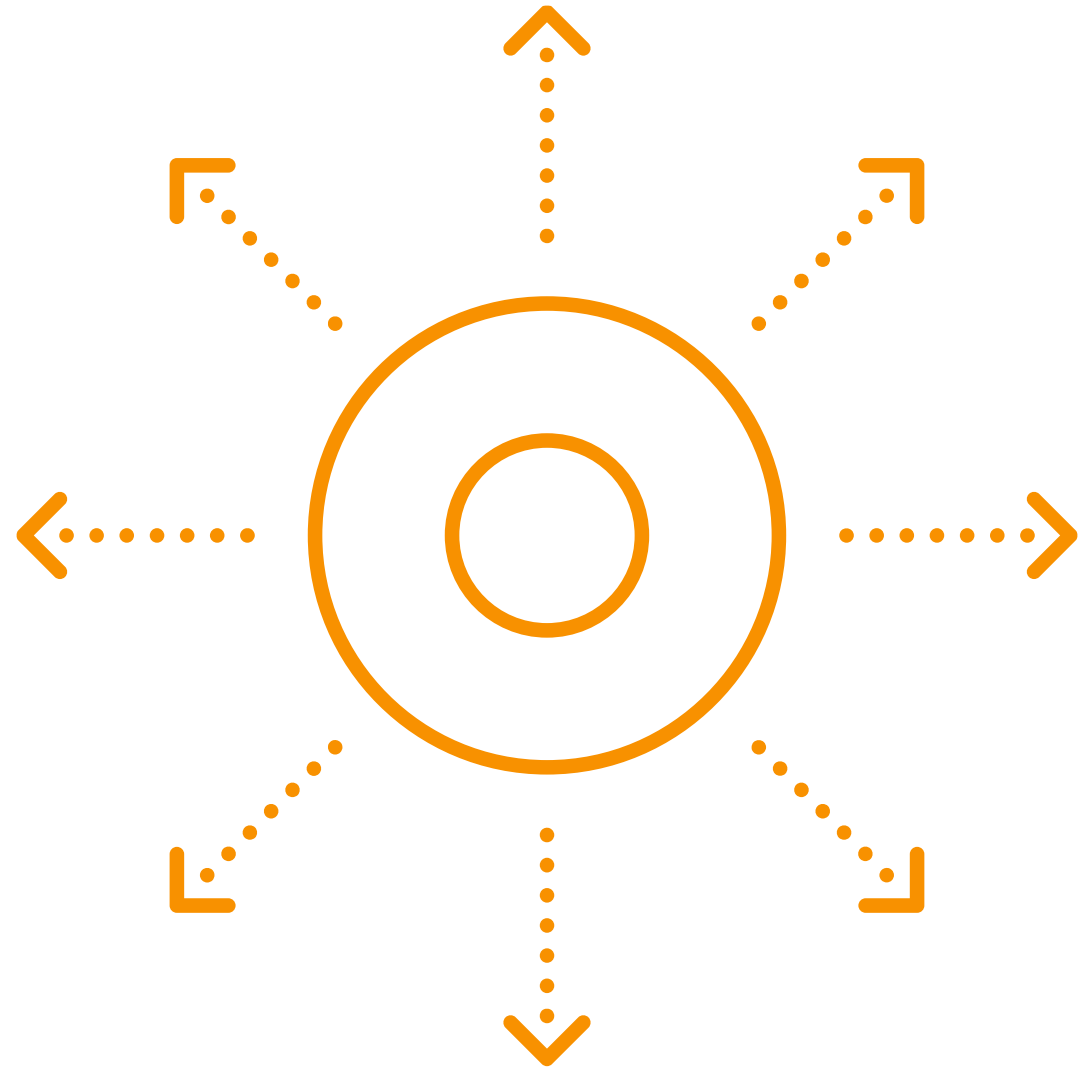
Lending

- Provide direct lending to housing project(s)
- Establish non-conventional financing and investment mechanisms



Capacity

- Share tools, skills and expertise
- Support skills-based and employee volunteerism



Program & Policy

- Adjust internal programs and policies to enable greater outcomes



Partnership Example

Ches Penney Centre of Hope

St John's, NL

- Private, federal, provincial, municipal and non-profit partnership
 - Province of Newfoundland and Labrador
 - City of St. John's
 - Penney Group of Companies
 - Fortis Inc.
 - A Harvey & Company
 - Trades NL
 - The Fry Foundation
 - Patten Family
 - Rotary Club of St. John's Northwest



Announced Projects

Announced Projects

Cape Breton Community Housing Association

Sydney, NS

- Conversion of commercial space
- 20 units
- Provincial partnership
- Co-Investment Fund



Announced Projects

Halifax Transition House Association

Dartmouth, NS

- 24-unit development
- Women and children survivors of family violence
- Provincial and municipal support
- Co-Investment Fund



For questions or
more information

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