



SUPPLEMENTARY AGREEMENT NO. 1

APR 25 2014

Mr. Paul Whittaker
Deputy Minister
Office of the Deputy Minister, Municipal Affairs
18th Floor Commerce Place
10155 - 102 Street
Edmonton, AB
T5J 4L4

Dear Mr. Whittaker:

Re: Federal Funding for 2014 - 2019 Extension of the Investment in Affordable Housing

I am pleased to provide this Supplementary Agreement No. 1 to enable Alberta to access funding for the 2014-2019 extension of the Agreement for Investment in Affordable Housing 2011 – 2014 (“2014 Extension”).

CMHC and the Minister of Municipal Affairs (“the Minister”) agree that this Supplementary Agreement No. 1 enables the Minister to receive further CMHC Funding in the maximum amount of \$100.950 million for the 2014 Extension. This is in addition to the CMHC Funding provided for the Fiscal Years 2011 – 2014 under the Agreement for Investment in Affordable Housing 2011-2014, including any and all amendments and supplements to it preceding this letter (the “Original Agreement”).

PART A: PROVISIONS APPLICABLE TO THE 2014 EXTENSION

The following terms apply only to the 2014 Extension:

1. All provisions of the Original Agreement apply to the 2014 Extension, except where they are not consistent with this Supplementary Agreement No. 1.
2. All references to “2011 – 2014” or more generally to the 2011 - 2014 time period in the Original Agreement will be read to apply to the 2014 Extension. For greater certainty, all schedules of the Original Agreement continue to apply to the 2014 Extension, except as amended herein.
3. This Supplementary Agreement No. 1 applies only to the CMHC Funding and Contributions by Others for the purposes of the 2014 Extension, pursuant to Commitments made by the Minister only from and after April 1, 2014 to not later than March 31, 2019, except that Commitments of Contributions by Others may be made to not later than March 31, 2020. Contributions by Others for the 2014 Extension are in addition to the Contributions by Others pursuant to the Original Agreement.
4. CMHC Funding under this Supplementary Agreement No. 1 is for the period from April 1, 2014 to March 31, 2019. The Minister will provide to CMHC a proposed completed Annual Plan in the form attached as Schedule C – 2014 Extension for the Fiscal Years 2014 - 2019. Payment of CMHC Funding for each Fiscal Year is conditional on having in place a completed and agreed-to Annual Plan for that Fiscal Year. All references in the Original Agreement to Schedule C are deemed to be references to Schedule C – 2014 Extension.
5. The maximum CMHC Funding under this Supplementary Agreement No. 1 is \$100.950 million. This maximum CMHC Funding is available by Fiscal Year in the following amounts: 2014 – 2015: \$20.190 million; 2015 – 2016: \$20.190 million; 2016-2017: \$20.190 million; 2017 – 2018: \$20.190 million; 2018 – 2019: \$20.190 million. At least \$0.130 million in CMHC Funding must be claimed in each Fiscal Year and used under this Supplementary Agreement No. 1 for victims of family violence.
6. Recommitments of CMHC Funding under this Supplementary Agreement No. 1 (in accordance with subparagraph 6.8(a) or (b) of the Original Agreement) must occur not later than March 31, 2020.
7. For the purposes of the 2014 Extension, the Minister will use the Quarterly Claims form Schedule D to identify only CMHC Funding and Contributions by Others under this Supplementary Agreement No. 1, as set out in section 7 of the Original Agreement. Under this Supplementary Agreement No. 1, the final Quarterly Claim request for CMHC Funding must be received by CMHC not later than March 29, 2019, though the Minister will continue through March 31, 2020 to use the Quarterly Claims form Schedule D to identify Contributions by Others.

8. Under this Supplementary Agreement No. 1: By March 31, 2016 the total Commitments of Contributions by Others must be at least equal to the total of CMHC Funding paid (pursuant to paragraph 7.2 of the Original Agreement) for the Fiscal Year ending March 31, 2015. By March 31, 2017 the total Commitments of Contributions by Others must be at least equal to the total of CMHC Funding paid (pursuant to paragraph 7.2 of the Original Agreement) for the Fiscal Years ending March 31, 2015 and March 31, 2016. By March 31, 2018, the total Commitments of Contributions by Others must be at least equal to the total CMHC Funding paid (pursuant to paragraph 7.2 of the Original Agreement) for the Fiscal Years ending March 31, 2015, 2016 and 2017. By March 31, 2019, the total Commitments of Contributions by Others must be at least equal to the total CMHC Funding paid (pursuant to paragraph 7.2 of the Original Agreement) for the Fiscal Years ending March 31, 2015, 2016, 2017 and 2018. By March 31, 2020, the total Commitments of Contributions by Others must be at least equal to the total CMHC Funding paid (pursuant to paragraph 7.2 of the Original Agreement) for the Fiscal Years ending March 31, 2015, 2016, 2017, 2018 and 2019.
9. For the purposes of CMHC Funding and Contributions by Others under this Supplementary Agreement No. 1, the maximum period for the present valuing of ongoing CMHC Funding and Contributions by Others referenced in paragraph 8.3 of the Original Agreement is twenty years but not beyond March 31, 2040.
10. CMHC Funding and Contributions by Others under this Supplementary Agreement No. 1 must be disbursed to Projects and Recipients in accordance with this Agreement not later than four years following the date of Commitment, but in any event not later than March 31, 2024 or, in the case of ongoing contributions, within twenty years following the date of Commitment but not later than March 31, 2040.
11. CMHC and the Minister agree on the value of apprenticeships in the residential housing sector which support training of skilled labour. Under this Supplementary Agreement No. 1, through appropriate initiatives as determined by the Minister or Alberta, the Minister will ensure support for the use of apprentices under Programs, where feasible and will use the outcome and related indicators identified in the attached Addendum to Schedule E, for the purposes of annual reporting set out in paragraphs 9.2 and 9.3 of the Original Agreement.

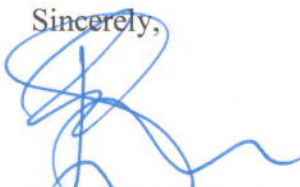
PART B: PROVISIONS APPLICABLE TO CMHC FUNDING AND CONTRIBUTIONS BY OTHERS UNDER THE ORIGINAL AGREEMENT AND THE 2014 EXTENSION

1. Effective for Fiscal Years starting after March 31, 2014, Schedule F to the Original Agreement is hereby replaced with revised Schedule F appended to this Supplementary Agreement No. 1.

If you agree, please confirm your agreement by signing this Supplementary Agreement No. 1 in duplicate and return one original agreement to me.

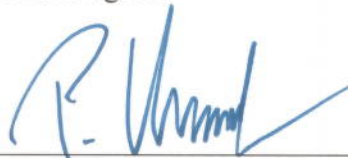
Please ensure that copies of this Supplementary Agreement No. 1 are attached to all copies of the Original Agreement.

Sincerely,



Ewan W. Siddall
President

Her Majesty the Queen in Right of Alberta
as represented by the Minister of Municipal
Affairs agrees



Paul Whittaker
Deputy Minister

Approved pursuant to the Government
Organization Act, R.S.A. 2000, c.G-10



Gitane De Silva
Deputy Minister of Alberta
International and Intergovernmental
Relations

Schedule C-2014 Extension added by Part A, paragraph 4 of the Supplementary Agreement No. 1 effective April 1, 2014

CMHC - ALBERTA

SCHEDULE C-2014 EXTENSION: ANNUAL PLAN

| Planned Quarterly Claims for VMHC Funding (\$ millions) (6) | 2014-2015 | | | | | 2015-2016 | | | | | 2016-2017 | | | | | 2017-2018 | | | | | 2018-2019 | | | | | Grand Total |
|--|-----------|----|----|----|-----------|-----------|----|----|----|-----------|-----------|----|----|----|-----------|-----------|----|----|----|-----------|-----------|----|----|----|-----------|----------------|
| | (1) | | | | | (2) | | | | | (3) | | | | | (4) | | | | | (5) | | | | | |
| | Q1 | Q2 | Q3 | Q4 | Total (7) | Q1 | Q2 | Q3 | Q4 | Total (7) | Q1 | Q2 | Q3 | Q4 | Total (7) | Q1 | Q2 | Q3 | Q4 | Total (7) | Q1 | Q2 | Q3 | Q4 | Total (7) | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | \$20.190 | | | | | \$20.190 | | | | | \$20.190 | | | | | \$20.190 | | | | | \$20.190 | \$100.950 |

- (1) Planned Quarterly Claims for 2014-15 (to be proposed to CMHC by May 1, 2014).
(2) Planned Quarterly Claims for 2015-16 (to be proposed to CMHC by May 1, 2015).
(3) Planned Quarterly Claims for 2016-17 (to be proposed to CMHC by May 1, 2016).
(4) Planned Quarterly Claims for 2017-18 (to be proposed to CMHC by May 1, 2017).
(5) Planned Quarterly Claims for 2018-19 (to be proposed to CMHC by May 1, 2018).
(6) Each quarterly amount should reflect the estimated value of Quarterly Claims that CMHC will receive by the last business day of the quarter.
(7) This is the annual allocation and fiscal authority for the Fiscal Year. Reallocation among Fiscal Years must be approved by CMHC (subject to availability of funding).

The above amounts include the following:

| Victims of Family Violence (\$ millions) | | | | |
|--|-----------|-----------|-----------|-----------|
| 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 |
| \$0.130 | \$0.130 | \$0.130 | \$0.130 | \$0.130 |
| | | | | Total |
| | | | | \$0.650 |

| Commitments of Contributions by Others (\$ millions) | 2014/15 \$ millions | | | 2015/16 \$ millions | | | 2016/17 \$ millions | | | 2017/18 \$ millions | | | 2018/19 \$ millions | | | 2019/20 \$ millions | | | Grand Total |
|---|----------------------------|-------|---------------------|----------------------------|-------|---------------------|----------------------------|-------|---------------------|----------------------------|-------|---------------------|----------------------------|-------|---------------------|----------------------------|-------|---------------------|-------------|
| | AB / the Minister | Other | Total CBO (8) | AB / the Minister | Other | Total CBO (8) | AB / the Minister | Other | Total CBO (8) | AB / the Minister | Other | Total CBO (8) | AB / the Minister | Other | Total CBO (8) | AB / the Minister | Other | Total CBO (8) | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

(8) See requirements of paragraphs 8.2, 8.3 and 8.7 of the Original Agreement as modified by Part A, paragraphs 8 and 9 of this Supplementary Agreement No. 1 for Commitments of Contributions by Others.

CMHC-ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING

**ADDENDUM* TO SCHEDULE E - ANNUAL PUBLIC REPORTING ON OUTCOMES
(Supplementary Agreement No. 1, Part A, paragraph 11)**

Apprenticeship Outcome: Foster training of skilled labour by supporting apprenticeships in the residential housing sector.

Related Indicator(s):

- Description of activities / initiatives to promote or support apprenticeships in IAH Projects.

*For greater certainty, under this Supplementary Agreement No. 1, Schedule E and all Schedule B Distinguishing Program Summaries that relate to construction and major renovation are deemed to include the outcome and related indicator(s) identified in this Addendum to Schedule E.

Schedule F
as per Part B, paragraph 1 of Supplementary Agreement No. 1, effective April 1, 2014

CMHC - ALBERTA
AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING
ANNUAL AUDITED STATEMENT OF DISBURSEMENTS
For the Fiscal Year Ended March 31, 20__ (\$ dollars)

| Part A: (Paragraph 9.4 of the Original Agreement and Part B, paragraph 1 of Supplementary Agreement No. 1) | | 2011 - 2014 ORIGINAL AGREEMENT | | 2014 EXTENSION AGREEMENT | |
|---|--|---|----------------------------|---|----------------------------|
| Disbursements Current Fiscal Year | | Disbursements to Projects and Recipients | | Disbursements to Projects and Recipients | |
| | | CMHC Funding | Contributions by Others | CMHC Funding | Contributions by Others |
| | | Total | | Total | |
| Programs (Schedule B) | | | | | |
| Program 1 | | | | | |
| Program 2 | | | | | |
| Subtotal Programs | | | | | |
| Program Management and Administrative Costs | | | | | |
| Total Disbursed | | | | | |
| Victims of Family Violence (included in above) | | | | | |
| Part B: (Paragraph 9.4 of the Original Agreement and Part B, paragraph 1 of Supplementary Agreement No. 1) | | 2011 - 2014 ORIGINAL AGREEMENT | | 2014 EXTENSION AGREEMENT | |
| Cumulative Funding and Contributions | | Beginning Balance Disbursed | Disbursed This Year | Beginning Balance Disbursed | Disbursed This Year |
| Cumulative Funding - Disbursed to Projects and Recipients | | | | | |
| Program 1 | | | | | |
| Program 2 | | | | | |
| Total CMHC Funding Disbursed | | | | | |
| Total Contributions by Others - Disbursed to Projects and Recipients | | | | | |
| Program Management and Administrative Costs | | | | | |
| Cumulative Grand Total of Disbursed CMHC Funding and CBO | | | | | |
| Victims of Family Violence (included in above CMHC Funding Disbursed) | | | | | |
| The Minister and Alberta Share of Contributions - Disbursed to Projects and Recipients (included in CBO above) | | | | | |
| Part C: Reconciliation (Paragraphs 6.7, 8.6, and 8.7 of the Original Agreement and Part A, paragraph 10 of Supplementary Agreement No. 1, as applicable) | | 2011 - 2014 ORIGINAL AGREEMENT | | 2014 EXTENSION AGREEMENT | |
| Reconciliation of Disbursement of CMHC Funding and Disbursement of Contributions by Others | | Beginning Balance | Current Year | Beginning Balance | Current Year |
| CMHC Funding Received minus Refunds to CMHC | | | | | |
| Net* CMHC Funding Disbursed and to be Disbursed Excess | | | | | |
| Deficiency** in net* Contributions by Others Disbursed and to be Disbursed Amount to Refund to CMHC** | | | | | |
| Victims of Family Violence included in CMHC Funding Received/ Refunded above | | | | | |

*net of amounts recovered or to be recovered for project or recipient non-compliance (paragraph 6.7 of the Original Agreement) and net of shortfall for victims of family violence (paragraph 8.1 of the Original Agreement and Part A, paragraph 5 of Supplementary Agreement No. 1, as applicable)

**deficiencies in matching CBO (paragraph 8.6 of the Original Agreement and Part A, paragraph 10 of Supplementary Agreement No. 1, as applicable), deficiencies in the Minister and Alberta 50% share of required CBO (Paragraph 8.7 of the Original Agreement)

*** sum of "Excess" and "Deficiency"

V041213-SV170314

CMHC - ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011 – 2014

AGREEMENT made as of April 1, 2011,

between

CANADA MORTGAGE AND HOUSING CORPORATION
("CMHC")

and

HER MAJESTY the QUEEN IN RIGHT OF ALBERTA as represented
by the Minister of Housing and Urban Affairs ("the Minister"):

WHEREAS CMHC and the Minister have a shared interest in and agree on the importance of improving access to affordable, sound, suitable and sustainable housing for households in need and have an established record of co-operation toward achieving this purpose;

AND WHEREAS CMHC and the Minister have agreed on an Affordable Housing Investment Framework as contained in Schedule A;

AND WHEREAS existing Affordable Housing Initiative arrangements for the supply and improvement of Affordable Housing are expiring;

AND WHEREAS CMHC is an agent of Her Majesty in right of Canada pursuant to the *Canada Mortgage and Housing Corporation Act*, R.S.C. 1985, c. C-7 as amended, and is entering into this Agreement in that capacity and pursuant to sections 25, 51, 57, 58, and 95 of the *National Housing Act*, R.S.C. 1985, c. N-11 as amended;

AND WHEREAS the Minister has the authority to enter into this Agreement pursuant to the *Government Organization Act*, R.S.A. 2000, c. G-10 and is entering into this Agreement in that capacity;

NOW THEREFORE, CMHC and the Minister hereby agree as follows:

1. INTERPRETATION

Definitions

1.1 In this Agreement, unless the context requires otherwise,

“Affordable Housing” means Housing which is modest in terms of floor area and amenities, based on household needs and community norms, is priced at or below average market housing rents or prices for comparable Housing in a community or area, and is for the benefit of and affordable to households who are on, or eligible to be on, a waiting list for social housing, in a manner approved by the Minister (referred to in this Agreement as “households in need”);

“CMHC Funding” means the maximum amount specified in paragraph 8.1, subject to the terms of this Agreement;

“Commitment” means an undertaking by the Minister to provide contributions for a Project or to a Recipient under this Agreement;

“Contributions by Others” means cash or in-kind eligible contributions from the Minister, another Alberta government department or agency, municipalities, the private sector, the voluntary sector, charities and individual donors to be used in accordance with a Program or Programs under this Agreement. Contributions by Others do not include: contributions from any Government of Canada sources including but not limited to arrangements with CMHC; nor contributions under any program wholly or partially funded from Government of Canada sources; nor contributions which receive credit under any arrangement with CMHC or the Government of Canada outside this Agreement; nor contributions by the occupants of the Housing; nor contributions associated with healthcare or the provisions of services to residents or tenants; nor contributions from energy efficiency programs.

“Effective Date” means April 1, 2011;

“Fiscal Year” means twelve-month period ending on March 31;

“Housing” means residential accommodation, and facilities, common areas and services used directly with the residential accommodation. Housing does not include commercial or institutional premises, social or recreational services, and services or facilities related to mental or physical health care, education, corrections, food services, social support or public recreation;

“Program” means a program for which a distinguishing summary is in place in accordance with section 5;

“Program Management and Administration Costs” means the Minister’s costs of carrying out this Agreement that are not assignable to individual Projects or Recipients, including but not limited to costs for communications and agents used in the delivery of the Programs;

"Project" means Affordable Housing approved under a Program and for greater certainty may include a single Unit, but excludes the case of a Commitment to a Recipient;

“Recipient” means a household in need, directly receiving a contribution under a Program;

“Unit” means self-contained residential dwelling or as may be otherwise set out in the distinguishing summaries for Programs described at section 5.

- 1.2 All Schedules to this Agreement form part of this Agreement. In case of inconsistency between a section or sections of this Agreement and a Schedule, the section or sections prevail.
- 1.3 Where the Minister is the intending owner and operator of a Project within a Program, the Minister’s recording of its approval, commitment and terms and conditions for the Project is equivalent to its approval of and a contribution agreement for the Project.

2. OBJECTIVE

- 2.1 The objective of this Agreement is to improve the living conditions of households in need by improving access to Affordable Housing that is sound, suitable and sustainable.

3. OUTCOMES

- 3.1 The parties intend that the overall outcome to be achieved through the carrying out of this Agreement will be to reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need.
- 3.2 Depending on the categories of spending chosen by the Minister under this Agreement, CMHC Funding and Contributions by Others may also serve to achieve the following outcomes:
 1. Reduce the demand for services and institutional living by increasing and extending independent living for households in need being seniors and persons with disabilities.

2. Foster a more holistic approach to addressing poverty by supporting a broad range of Programs.
3. Increase the resources available to address the Housing needs of households in need by encouraging Contributions by Others, including the private and not-for-profit sectors.

4. SPENDING CATEGORIES

4.1 CMHC Funding and Contributions by Others must be used in accordance with at least one of the following four spending categories in order to be recognized:

1. Increase the supply of Affordable Housing: Initiatives may include new construction or conversion, and homeownership or rental, all targeted to households in need.
2. Improve Housing affordability for vulnerable households: Initiatives may include rent supplements or shelter allowances to address Affordable Housing needs, and homeownership assistance, all targeted to households in need.
3. Improve and preserve the quality of Affordable Housing: Initiatives may include renovation and rehabilitation of existing Affordable Housing to improve and preserve the quality of Affordable Housing for households in need (excluding existing social housing stock under Alberta – Canada long-term agreements).
4. Foster safe independent living: Support for Affordable Housing construction, modifications and renovations, that extend independent living for households in need being seniors and persons with disabilities. Initiatives may also include accommodations for victims of family violence.

4.2 Notwithstanding anything in this Agreement, CMHC Funding and Contributions by Others must not be used

- (a) in respect of Housing for which there was on October 1, 2010, or is at the time of Commitment under this Agreement, an arrangement directly with CMHC relating to financing, operation or occupancy; nor
- (b) in respect of Housing that was on October 1, 2010, or is at the time of Commitment under this Agreement, subject to any arrangements under any agreement between CMHC and Alberta or the Minister.

The above exclusions do not apply when, due to the passage of time, without intervention, the Housing is no longer within sub-paragraph (a) nor sub-paragraph (b).

5. PROGRAMS

- 5.1 The Minister will prepare a distinguishing summary for each proposed Program that the Minister wishes to include under this Agreement. The distinguishing summary will include the following:
- Name of the (proposed) Program
 - Effective Date
 - Which Spending Category(ies) it falls into
 - Specific Objective
 - Proponent Type
 - Activity Type
 - Nature of Assistance
 - Intended Outcome(s) to be met
- 5.2 The Minister will provide each distinguishing summary and modification to any distinguishing summary to CMHC for review to confirm consistency with this Agreement.
- 5.3 The distinguishing summaries and any modifications to the distinguishing summaries for all Programs so confirmed will together constitute Schedule B and be appended to this Agreement. A distinguishing summary must be so in place and effective for each Program before any CMHC Funding is paid for that Program.
- 5.4 The Minister may elaborate each Program beyond the distinguishing summary, but each Program must comply with the requirements of this Agreement and fit within one or more of the Spending Categories.

6. DELIVERY AND ADMINISTRATION OF PROGRAMS

- 6.1 The Minister is responsible for making all Commitments. Commitments may be made only from and after April 1, 2011 to not later than March 31, 2014, except that Commitments of Contributions by Others may be made to not later than March 31, 2015.
- 6.2 All CMHC Funding and Contributions by Others shall be used only in respect of Affordable Housing in compliance with this Agreement. However, the Affordable Housing within a Program for victims of family violence need not be exclusively for the benefit of households who are on, or eligible to be on, a waiting list for social housing.

- 6.3 The Minister shall enforce a requirement that the Housing under each Program be and remain Affordable Housing for 10 years, except as the Minister and CMHC may otherwise agree.
- 6.4 CMHC recognizes Alberta standards for health, safety and building, which the Minister will apply to the Programs.
- 6.5 All relevant and applicable federal and provincial environmental assessment and protection legislation, regulations and policies, shall apply to all Commitments. CMHC and the Minister acknowledge that efforts shall be made to avoid duplication in the environmental process, and the assessment shall be conducted in the most effective manner that shall fully satisfy the requirements of CMHC and the Minister. CMHC and the Minister shall freely exchange information on all environmental assessments carried out.
- 6.6 The Minister shall require an agreement for each Project and appropriate agreements with or arrangements for each Recipient, setting out the terms and conditions (reflecting the requirements of this Agreement) for contributions for the Project or to the Recipient. Contributions, whether by way of CMHC Funding or Contributions by Others or both, must not be structured as loans other than to secure correction or recovery in the case of non-compliance.
- 6.7 The Minister is responsible for monitoring and ensuring Project and Recipient compliance with this Agreement throughout the period of affordability referred to in paragraph 6.3.
- 6.8 Where a Commitment is cancelled, rescinded or reduced, or a Project or Recipient is non-compliant in whole or materially in part, then the affected CMHC Funding or Contributions by Others or both will be considered to remain committed, provided that,
- (a) for CMHC Funding, the Minister recommits this CMHC Funding within the same Fiscal Year in which the cancellation, rescission, reduction, or Project or Recipient non-compliance occurred, but not later than March 31, 2015; and
 - (b) for Contributions by Others, the Minister recommits these Contributions by Others by March 31, 2015, or within the same Fiscal Year in which the cancellation, rescission, reduction or Project or Recipient non-compliance occurred, whichever is later.

7. PLAN, QUARTERLY CLAIMS AND PAYMENT OF CMHC FUNDING

- 7.1 CMHC Funding under this Agreement is for the period from April 1, 2011 to March 31, 2014. The Minister will provide to CMHC a proposed completed Annual Plan in the form attached as Schedule C. The Minister will propose planned Quarterly Claims amounts for the annual allocation of CMHC Funding for each Fiscal Year by not later than May 1st of the Fiscal Year, to CMHC. Payment of CMHC Funding for each Fiscal Year is conditional on having in place a completed and agreed-to Annual Plan for that Fiscal Year.
- 7.2 CMHC will pay the appropriate amount of CMHC Funding to the Minister based on Quarterly Claims provided by the Minister. CMHC will have no obligation and no liability to pay CMHC Funding before receipt of a Claim from the Minister.
- 7.3 Quarterly Claims will be in the format set out in Schedule D and will contain the information regarding Commitments called for in Schedule D.
- 7.4 The Minister will endeavour to ensure that the Quarterly Claims reflect as closely as feasible the Annual Plan. Variations between the planned Quarterly Claims amounts and the actual Quarterly Claims received are permitted. The total of all Quarterly Claims received for CMHC Funding in respect of any Fiscal Year must be in accordance with the completed and agreed-to Annual Plan for that Fiscal Year.
- 7.5 CMHC must receive the Quarterly Claim for each calendar quarter by not later than the last business day of the quarter. (Business day excludes any day on which the offices of CMHC or the Minister are normally closed for business.) The final request for CMHC Funding must be received by CMHC not later than March 31, 2014.
- 7.6 The Minister will continue through March 31, 2015 to use the Quarterly Claims form Schedule D to identify Contributions by Others.
- 7.7 The Minister will also use the Quarterly Claims form Schedule D to identify separately, in the Fiscal Year in which they occur, recommitments under paragraph 6.8 (even beyond March 31, 2015).
- 7.8 The Minister will also use the Quarterly Claims form Schedule D to identify separately, in each Fiscal Year (and even beyond March 31, 2015), any cancellations, rescissions, reductions and Project or Recipient non-compliance not considered to remain committed under paragraph 6.8.
- 7.9 The Minister may provide claims to CMHC less frequently than quarterly. In that event the Minister will adjust the Quarterly Claims form Schedule D to indicate the period covered. In any event, payment by CMHC for each Fiscal Year is subject to CMHC receiving the claim or claims by not later than the last business day of that Fiscal Year,

and the annual limits set out in paragraph 8.1 apply.

8. FINANCIAL PROVISIONS

- 8.1 The maximum CMHC Funding under this Agreement is \$60.570 million. This maximum CMHC Funding is available by Fiscal Year in the following amounts: 2011 – 2012: \$20.190 million; 2012 – 2013: \$20.190 million; 2013 – 2014: \$20.190 million. CMHC Funding cannot be reallocated among Fiscal Years without prior CMHC approval. At least \$0.130 million in CMHC Funding must be claimed in each Fiscal Year and used under this Agreement for victims of family violence.
- 8.2 (a) CMHC and the Minister agree that the Contributions by Others must at least match the CMHC Funding overall and must comply with paragraph 8.7. In particular, by March 31, 2013 the total Commitments of Contributions by Others must be at least equal to the total of CMHC Funding paid pursuant to paragraph 7.2 for the Fiscal Year ending March 31, 2012. By March 31, 2014 the total Commitments of Contributions by Others must be at least equal to the total of CMHC Funding paid pursuant to paragraph 7.2 for the Fiscal Years ending March 31, 2012 and March 31, 2013. By March 31, 2015 the total Commitments of Contributions by Others must be at least equal to the total of CMHC Funding paid pursuant to paragraph 7.2 for the Fiscal Years ending March 31, 2012, 2013 and 2014. The Minister will refund to CMHC any amounts of CMHC Funding paid that exceed the totals of the Commitments of Contributions by Others.
- (b) The Minister will refund to CMHC any CMHC Funding not considered to remain committed pursuant to subparagraph 6.8(a) by the end of that Fiscal Year. Any Contributions by Others not considered to remain committed pursuant to subparagraph 6.8(b) will no longer be recognized as Contributions by Others. The foregoing applies only to the extent that the CMHC Funding or Contributions by Others have not been “earned” for the Project or by the Recipient in accordance with Program requirements.
- (c) Subparagraph 8.2(b) shall not apply to CMHC Funding and Contributions by Others actually disbursed but not recovered, provided that the mechanisms in place to secure potential recovery of the CMHC Funding and Contributions by Others potentially involved are reasonable and best efforts are used to effect recovery.
- 8.3 For Contributions by Others the value of in-kind contributions will be the fair market value of the contributions. The value of ongoing CMHC Funding and Contributions by Others will be the present value of the projected stream of ongoing contributions, for the period of the ongoing contributions (up to a maximum of twenty years but not beyond March 31, 2035), discounted at the appropriate Government of Canada benchmark bond yield rate. “Appropriate” means at the closing market price for bonds with a remaining term equal to or nearest to the period, on or most recently before the day the Commitment is made, as published by the Bank of Canada. Where there is no such remaining term nearer to the period than all the others, the nearest longer remaining term will apply.

- 8.4 CMHC Funding and Contributions by Others shall be used only for Affordable Housing within Programs, and Program Management and Administration Costs.
- 8.5 CMHC Funding and Contributions by Others shall not be used for a shelter allowance component of any social assistance program; nor for energy efficiency programs, but energy efficiency and water conservation measures will be promoted wherever appropriate.
- 8.6 The Minister is responsible for disbursement of CMHC Funding and Contributions by Others for each Project and to each Recipient. CMHC Funding and Contributions by Others must be disbursed to Projects and Recipients in accordance with this Agreement not later than four years following the date of Commitment, but in any event not later than March 31, 2019 or, in the case of ongoing contributions, within twenty years following the date of Commitment but not later than March 31, 2035. The Minister will refund to CMHC any CMHC Funding which is not disbursed in accordance with this paragraph or that exceeds the total of Contributions by Others disbursed in accordance with this paragraph.
- 8.7 The Minister's own and the Government of Alberta's own contributions combined that are committed and disbursed shall not be less than 50% of the total Contributions by Others required by paragraph 8.2 above.

9. ACCOUNTABILITY FRAMEWORK

- 9.1 CMHC and the Minister agree that governments must be accountable to the public for the use of public funds through an open and transparent process which identifies expected outcomes, measures performance, reports results to the public and provides for follow-up.

Reporting on Outcomes

- 9.2 The Minister will report publicly on outcomes and related indicators for each Fiscal Year within six months after the end of the Fiscal Year (that is by September 30). This may be done through the Minister's appropriate departmental annual report. The Minister will identify the intended outcomes and the related indicators that the Minister proposes to use to report on those outcomes. These will be agreed to by the Minister and CMHC and added to Schedule E attached to this Agreement. Payment of CMHC Funding is conditional on having in place a completed Schedule E. The Minister will continue reporting publicly until after the end of all affordability periods and all CMHC Funding and Contributions by Others have been disbursed and reconciled in accordance with this Agreement.
- 9.3 The Minister will provide a copy of the reporting on outcomes and related indicators called for in Schedule E to CMHC for information purposes at least one week before the release

to the public; where the information is part of a larger report, the Minister need only extract and provide the information called for in Schedule E. CMHC will provide a copy of any of its annual public reporting on outcomes and related indicators under this Agreement that is specific to or refers to Alberta or the Minister for information purposes at least one week before the release to the public; where the information is part of a larger report, CMHC need only extract and provide the relevant information. Each Party agrees to keep the information received from the other Party confidential until the other Party releases it.

Annual Audited Statement of Disbursements

- 9.4 The Minister will prepare and provide to CMHC within six months after the end of each Fiscal Year an Annual Audited Statement of Disbursements for each Fiscal Year in accordance with this Agreement in the format set out as Schedule F. The Minister will continue preparing and providing these statements until all required affordability periods have ended and all CMHC Funding and Contributions by Others have been disbursed and reconciled, including any required recoveries and refunds.
- 9.5 The Minister will obtain and provide the results of an annual audit or certification in accordance with Schedule F.1.

Review

- 9.6 CMHC will conduct a review of the success of the delivery and cost-sharing model under this Agreement. CMHC intends to conduct this review in 2013.
- 9.7 CMHC will rely on the Annual Plan, Quarterly Claims, annual outcomes and related indicators reporting, and Annual Audited Statements of Disbursements required under this Agreement.

10. OFFICIAL LANGUAGES

- 10.1 In delivering the Programs, the Minister agrees to take into account the needs of official language communities in Alberta.

11. COMMUNICATIONS AND PRIVACY

- 11.1 CMHC and the Minister agree on the need for joint, open, transparent, effective and timely communications with citizens through ongoing public information activities that recognize the contributions of each Party, based on the protocol in Schedule G. This includes all activities covered by this Agreement.
- 11.2 CMHC and the Minister agree that, where there is a request or proposal to make public any information one party has provided to the other pursuant to this Agreement, the party

receiving the request or proposing to make the information public will give the other party at least one month's notice to the extent possible under access to information legislation. Information the disclosure of which is prevented by federal or provincial privacy legislation will not be made public.

12. GENERAL

- 12.1 CMHC Funding is subject to the necessary appropriations from Parliament; CMHC has no liability in case of no or insufficient appropriations for CMHC Funding or for CMHC undertakings in the aggregate. Contributions by the Minister are subject to the necessary appropriations from the Legislative Assembly of Alberta; in case of no or insufficient appropriations the requirements regarding matching set out in subparagraphs 8.2(a) and paragraph 8.6 still apply.
- 12.2 This Agreement may be amended only by written agreement of CMHC and the Minister.
- 12.3 No member of the House of Commons or Senate of Canada or Legislative Assembly of Alberta shall be admitted to any share or part of any contract, agreement or commission made pursuant to this Agreement or to any benefit arising therefrom.
- 12.4 Nothing in this Agreement is to be construed as authorizing one party to contract for or incur any obligation on behalf of the other or to act as agent for the other. In particular, CMHC is not a party to any Program nor to any agreements or arrangements relating to Projects or with Recipients, and is in no way whatsoever accountable for any environmental or pollution matters. In this regard, the Minister agrees to indemnify CMHC and save it harmless from all losses, costs, damages, expenses, injury and liability whatsoever which CMHC may suffer as a result of claims of any sort whenever made relating to the Programs or any property involved under them, including any environmental or pollution claims, except to the extent that such losses, costs, damages, expenses, injury or liability are in any way, directly or indirectly, attributable to the negligence, bad faith or willful misconduct of CMHC.
- 12.5 Neither party may assign this Agreement without the written consent of the other, such consent not to be unreasonably withheld.
- 12.6 Any material revisions or addendums to any "Agreement for Investment in Affordable Housing 2011 – 2014" between CMHC and any other province or territory of Canada will, upon request, be extended to the Minister.
- 12.7 (a) The parties agree to undertake best efforts to avoid disputes, such as information sharing, discussion and clarification of issues as they arise.
- (b) Should dispute avoidance fail, either party may initiate dispute resolution. The process may be initiated by letter to the other describing the issue.

(c) Within 60 days of the letter, senior officials of the parties will jointly collect and share relevant facts, attempt to resolve the issue at dispute, and prepare a report on the facts and, if possible, how the issue was resolved.

(d) If the issue is not so resolved, the officials may refer the matter to their respective Ministers for resolution.

13. CONTACTS

Any notice pursuant to this Agreement shall be in writing and delivered by hand to the parties at the following coordinates:


CMHC at: Canada Mortgage and Housing Corporation
 Attention: Vice-President, Assisted Housing
 700 Montreal Road
 Ottawa, Ontario K1A 0P7
 Fax: (613) 748-2189

The Minister at: Minister of Housing and Urban Affairs
 Attention: Deputy Minister
 3rd Floor, 44 Capital Boulevard
 10044-108 Street
 Edmonton, Alberta, T5J 5E6
 Fax: (780) 644-5240

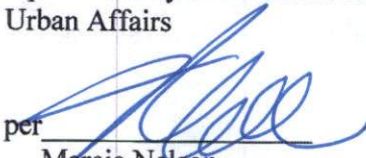
or at such other coordinates in Canada as either party may stipulate for itself in writing to the other.

This Agreement is executed on behalf of the parties by their duly authorized officers:


CANADA MORTGAGE AND HOUSING
CORPORATION

per 
Karen Kinsley, President

Her Majesty the Queen in Right of Alberta as
represented by the Minister of Housing and
Urban Affairs

per 
Marcia Nelson
Deputy Minister

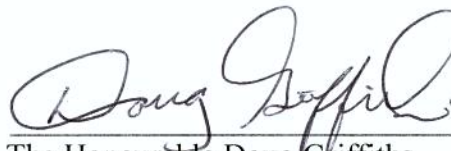
Approved pursuant to the *Government
Organization Act*, R.S.A. 2000, c. G-10.

per 
Deputy Minister of Alberta
International and Intergovernmental
Relations



Diane Ablonczy

The Honourable Diane Ablonczy,
Minister of State of Foreign Affairs
(Americas and Consular Affairs)



Doug Griffiths

The Honourable Doug Griffiths
Minister of Municipal Affairs,
Province of Alberta

SCHEDULE A

AFFORDABLE HOUSING FRAMEWORK (2011-2014)

Introduction

Stable, affordable and good quality housing contributes to positive outcomes for individuals, families and communities. Housing influences many aspects of life: individual health and wellbeing, educational achievement, social connections, labour market attachment, and community identity. From a broader economic perspective, the housing sector provides employment, creates investment opportunities, and stimulates and supports economic activity.

This Framework establishes the approach that will guide bilateral arrangements for the combined affordable and renovation housing funding envelope of federal housing funds between 2011 and 2014.

Federal, provincial and territorial governments are continuing to work together in many ways to address the needs of households in Canada with respect to affordable, sound, suitable and sustainable housing.

Nothing in this document shall be construed to derogate from the respective governments' jurisdictional responsibilities.

Vision

A balanced approach to housing is a tool to promote economic and social independence, personal accountability, and meaningful individual choice. Good housing is required to meet basic human needs while developing individual resources and capabilities to achieve positive longer-term outcomes such as self-reliance for individuals and families. This vision promotes healthier people, stronger neighbourhoods, a greener environment, and safe, quality, affordable housing. Within this Framework, federal, provincial and territorial governments recognize that:

- A continuum of program responses is required to respond successfully to the differing needs of households across their life courses.
- Sustainable practices to housing responses, such as enhancing the energy efficiency of housing, not only value and respect the environment but also help realize savings that improve housing affordability over the long term.
- Partnerships among federal, provincial and territorial governments will help provinces and territories work with community groups, individuals and the private sector to strengthen housing conditions in their jurisdictions.

Objective

The objective of this Framework is to improve the living conditions of Canadians in need by improving access to affordable, sound, suitable and sustainable housing.

Intended Outcome

The overall intended outcome of this Framework is to reduce the number of Canadians in housing need by improving access to affordable housing that is sound, suitable and sustainable for Canadians in need.

Spending Categories

Housing responses may vary depending upon market conditions and housing needs. Investments that flow under this Framework will support housing responses in one of the following areas of action:

1. **Increase the supply of affordable housing across Canada.** Initiatives may include new construction or conversion, and homeownership or rental, all targeted to households in need.
2. **Improve housing affordability for vulnerable Canadians.** Initiatives may include rent supplements, shelter allowances to address affordable housing needs, and homeownership assistance, all targeted to households in need.
3. **Improve and/or preserve the quality of affordable housing.** Initiatives may include renovation and rehabilitation of existing affordable housing to improve and preserve the quality of affordable housing for households in need (excluding existing social housing stock under F/P/T long-term agreements).
4. **Foster safe independent living.** Support for new housing construction, housing modifications and renovations that extend independent living for households in need being seniors and persons with disabilities. Initiatives may also include accommodations for victims of family violence.

Principles

Federal, provincial and territorial governments recognize that initiatives that respond to identified and demonstrated needs, and that are built on the best evidence of what works, produce the best desired outcomes. Achieving success requires cooperation and respect for one another's roles and responsibilities, and a clear understanding of funding relationships.

Federal, provincial, and territorial governments agree that the following principles will guide the arrangements between federal, provincial and territorial governments for housing investments that flow under this Framework.

- P/Ts have responsibility for the design and delivery of affordable housing programs in order to address their own specific needs and priorities.
- P/Ts require flexibility to address PTs' specific affordable housing needs and priorities. Flexibility to move federal funds between years is subject to CMHC approval.
- Federal contributions may be used for upfront capital contributions or ongoing subsidies. Contributions by Others (provincial/territorial government, non-profits, municipalities, private sector) must be equal to or greater than the envelope of federal contributions.
- Housing supported under this Framework and related bilateral agreements will be modest in terms of size and amenities and will remain affordable for ten years or a mutually agreed upon period of time.

- Energy efficiency and water conservation measures will be promoted wherever possible in order to reduce the environmental impact of housing, such as greenhouse gas emissions and to improve housing affordability.
- Governments must be accountable to the public for the use of public funds through an open and transparent process which identifies expected outcomes, measures performance, reports on results to the public and provides for follow-up. In this context, each government is responsible for reporting annually to the public regarding the investments and achievement of intended outcomes under this Framework. The information provided by P/Ts, which will be agreed upon in the bilateral agreements, will enable the federal government to be accountable to Canadians.
- Administrative requirements must be streamlined so as not to adversely impact program delivery.
- Bilateral arrangements are to include a communications protocol providing for joint communications activities and products as well as open, transparent, effective and timely communications that equitably reflect the contributions of federal, provincial and territorial partners.
- Copies of signed bilateral agreements will be distributed to Provinces and Territories for information purposes. Any revisions or addendums to agreements granted by the federal government to a P/T under this Framework would, upon request, be extended to each Province and Territory who so wishes.

Bilateral Arrangements

- This Framework will serve as the basis for bilateral arrangements between the federal government represented by CMHC and each Province or Territory who so chooses. Federal funding flow will be conditional on bilateral arrangements pursuant to this Framework that are signed with a Province or Territory. Where a Province or Territory does not conclude bilateral arrangements under this Framework, federal funding will flow through the extension of existing arrangements (AHI and renovation programs).

CMHC-ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011-2014

SCHEDULE B
SUGGESTED FORMAT FOR DISTINGUISHING PROGRAM SUMMARIES
(Agreement Section 5)

| | |
|---|---|
| a) Program Number and Name: | |
| b) Effective Date of Inclusion or Last Revision: | |
| c) Spending Category | Identify the related spending category(ies) from section 4 of the Agreement. |
| d) Specific Objective | i) Target client group(s) (e.g., seniors); ii) Special need addressed if any (e.g., family violence): in relation to the objective of the Agreement “to improve the living conditions of households in need by improving access to Affordable Housing that is sound, suitable and sustainable”. |
| e) Proponent Type | Government, non-profit or for-profit landlord; or homeowner; or tenant. |
| f) Activity Type | Identify the type of activity (e.g., construction, renovation, rent supplements, adaptations to improve accessibility). |
| g) Nature of Assistance | i) Capital or ongoing (how long?) ii) Type (e.g., cash, kind if in-kind, waiver of development fees, tax concessions) |
| h) Intended Outcome(s) and Indicator(s) | Identify the intended outcome(s) of the Program from section 3 of the Agreement. The Minister to specify related indicators from Schedule E. |

NOTE: The Minister is responsible for ensuring that all Program details, whether or not outlined in the Distinguishing Summary, are in accordance with the requirements of the Agreement.

CMHC-ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011-2014

SCHEDULE B
DISTINGUISHING PROGRAM SUMMARY
(Agreement Section 5)

| | |
|--|--|
| (a) Program Number and Name: B-1 Affordable Housing | |
| (b) Effective Date of Inclusion or Last Revision: April 1, 2011 | |
| (c) Spending Category | 1. Increase the supply of Affordable Housing |
| (d) Specific Objective | <p>To increase the supply of Affordable Housing through the creation of new rental housing units.</p> <p>The target groups are households on, or eligible to be on, a waiting list for social housing. This includes, but is not limited to:</p> <ul style="list-style-type: none"> • Seniors • Persons with disabilities • Recent immigrants • Aboriginal peoples • Working poor • Singles and families • Victims of Family Violence |
| (e) Proponent Type | Eligible proponents will include municipalities, not-for profit organizations, management bodies established under the Alberta Housing Act and private sector entities. |
| (f) Activity Type | <p>New construction (including additions/extensions), purchase and renovation of existing residential stock, and conversion of non-residential properties to residential use.</p> <p>The Affordable Housing units are modest in terms of floor area and amenities, based on household needs and community norms, and are priced at or below average market housing rents.</p> |
| (g) Nature of Assistance | <p>One time capital funding assistance. (No ongoing subsidies)</p> <p>Successful proponents will be required to enter into a Conditional Grant Funding Agreement that requires funded units to meet affordability criteria for a period of not less than 20 years.</p> |

| | |
|---|---|
| (h) Intended Outcome(s) and Indicator(s) | <p>Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable, and sustainable for households in need.</p> <p>Indicator</p> <ol style="list-style-type: none"> 1. Number of households no longer in housing need as result of the Investment in Affordable Housing. <p>Based on the Spending Category under this Agreement, increase the supply of Affordable Housing for households in need.</p> <p>Indicators</p> <ol style="list-style-type: none"> 1. Number of Affordable Housing rental Units created. 2. Improved access to Affordable Housing as measured by Affordable Housing Units occupied or dedicated for target groups as a percentage of total Affordable Housing Units under this Agreement. |
|---|---|

NOTE: The Minister is responsible for ensuring that all Program details, whether or not outlined in the Distinguishing Summary, are in accordance with the requirements of the Agreement.

CMHC-ALBERTA
AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING

SCHEDULE B
Distinguishing Program Summary
(Agreement Section 5)

| | |
|--|---|
| a) Program Number and Name: B- 2 Affordable Housing – Improvement and Preservation | |
| b) Effective Date of Inclusion or Last Revision: April 1, 2011 (added April 1, 2014) | |
| c) Spending Category | <ul style="list-style-type: none"> • Improve and preserve the quality of Affordable Housing • Foster safe independent living |
| d) Specific Objective | To improve and/or preserve Affordable Housing accommodations through renovation, repair or improvements to housing accommodations that provide safe, suitable and modest accommodations for households in need; which may include, but is not limited to: victims of family violence, seniors, low-income families and people with disabilities. |
| e) Proponent Type | Government, not-for-profit landlords, for-profit landlords, not-for-profit community based organizations, tenants. |
| f) Activity Type | Provide funding to facilitate accessibility modifications, renovations, repairs and improvements of existing accommodations that will preserve the housing supply and support the affordability, safety, wellbeing and independence of households in need. |
| g) Nature of Assistance | <p>One time assistance for capital renovation, repair or improvement funding as determined by the Minister.</p> <p>Assistance is provided to the proponent based on the cost of approved work items.</p> |
| h) Intended Outcome(s) and Indicators (s) | <p>Outcome: Reduce the number for households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need.</p> <p>Indicators: Number of households no longer in housing need as a result of the Investment in Affordable Housing.</p> <p>Number of existing Affordable Housing accommodations preserved to provide continued and improved access thereby reducing the number of households in need as a result of the Investment in Affordable Housing.</p> |

Note: The Minister is responsible for ensuring that all Program details, whether or not outlined in the Distinguishing Program Summary, are in accordance with the requirements of the Agreement.

CMHC-ALBERTA
AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING

SCHEDULE B
Distinguishing Program Summary
(Agreement Section 5)

| | |
|--|---|
| a) Program Number and Name: B-3 Affordable Homeownership | |
| b) Effective Date of Inclusion or Last Revision: April 1, 2011 (added April 1, 2014) | |
| c) Spending Category | <ul style="list-style-type: none"> • Increase supply of Affordable Housing. • Improve and preserve the quality of Affordable Housing. |
| d) Specific Objective | <ul style="list-style-type: none"> • To assist with the development of housing for homeownership that is affordable and suitable. |
| e) Proponent Type | Government, non-profit or private developers providing access to modest and Affordable Housing for homeownership to eligible households that are in need. |
| f) Activity Type | Creation of new modest homeownership housing through new construction or rehabilitation or conversion. |
| g) Nature of Assistance | One-time capital funding. A conditional agreement with the proponent will be executed to assist in funding the construction or rehabilitation of or conversion to modest Housing for the purpose of providing homeownership options to eligible households in need. |
| h) Intended Outcome(s) and Indicators (s) | <p>Outcome: Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need.</p> <p>Indicator: Number of households no longer in housing need as a result of the Investment in Affordable Housing.</p> |

Note: The Minister is responsible for ensuring that all Program details, whether or not outlined in the Distinguishing Program Summary, are in accordance with the requirements of the Agreement.

CMHC-ALBERTA
AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING

SCHEDULE B
Distinguishing Program Summary
(Agreement Section 5)

| | |
|--|--|
| a) Program Number and Name: B-4 Rent Supplement and Shelter Allowance | |
| b) Effective Date of Inclusion or Last Revision: April 1, 2011 (added April 1, 2014) | |
| c) Spending Category | Improve Housing affordability for vulnerable households. |
| d) Specific Objective | To improve access to safe, suitable and modest accommodations for households in need, which may include, but is not limited to: victims of family violence, seniors, low-income families and people with disabilities. |
| e) Proponent Type | Government, not-for-profit landlords, for-profit landlords, not-for-profit community based organizations, tenants. |
| f) Activity Type | Shelter allowance or rent supplement assistance for target groups living in or wishing to access modest and safe Housing. |
| g) Nature of Assistance | One time or ongoing assistance as determined by the Minister. |
| h) Intended Outcome(s) and Indicators (s) | <p>Outcome: Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need.</p> <p>Indicator: Number of households no longer in housing need as a result of the Investment in Affordable Housing.</p> <p>Outcome: Foster a more holistic approach to addressing poverty by supporting a broad range of Programs.</p> <p>Indicator: Increased opportunities as measured through a description of the increase in the number and nature of Programs offered to improve access to Affordable Housing and address needs.</p> |

Note: The Minister is responsible for ensuring that all Program details, whether or not outlined in the Distinguishing Program Summary, are in accordance with the requirements of the Agreement.

CMHC - ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011-2014

SCHEDULE C: ANNUAL PLAN (Paragraph 7.1 of the Agreement)

| Planned Quarterly Claims for CMHC Funding (\$ millions) (4) | 2011-2012 | | | | | 2012-2013 | | | | | 2013-2014 | | | | | Grand Total |
|--|-----------|----|----|----|-----------|-----------|----|----|----|-----------|-----------|----|----|----|-----------|-------------|
| | (1) | | | | Total (5) | (2) | | | | Total (5) | (3) | | | | Total (5) | |
| | Q1 | Q2 | Q3 | Q4 | | Q1 | Q2 | Q3 | Q4 | | Q1 | Q2 | Q3 | Q4 | | |
| | | | | | | | | | | | | | | | | |
| | | | | | \$20.190 | | | | | \$20.190 | | | | | \$20.190 | \$60.570 |

- (1) Planned Quarterly Claims for 2011-12 (to be proposed to CMHC by May 1, 2011).
(2) Planned Quarterly Claims for 2012-13 (to be proposed to CMHC by May 1, 2012).
(3) Planned Quarterly Claims for 2013-14 (to be proposed to CMHC by May 1, 2013).
(4) Each quarterly amount should reflect the estimated value of Quarterly Claims that CMHC will receive by the last business day of the quarter.
(5) This is the annual allocation and fiscal authority for the Fiscal Year. Reallocation among Fiscal Years must be approved by CMHC (subject to availability of funding).

The above amounts include the following:

| Victims of Family Violence (\$ millions) | | | |
|--|-----------|-----------|---------|
| 2011-2012 | 2012-2013 | 2013-2014 | Total |
| \$0.130 | \$0.130 | \$0.130 | \$0.390 |

| Commitments of Contributions by Others (\$ millions) | 2011/12 \$ millions | | | 2012/13 \$ millions | | | 2013/14 \$ millions | | | 2014/15 \$ millions | | | Grand Total |
|--|------------------------|-------|-----------|------------------------|-------|-----------|------------------------|-------|-----------|------------------------|-------|-----------|-------------|
| | AB / | Other | Total CBO | AB / | Other | Total CBO | AB / | Other | Total CBO | AB / | Other | Total CBO | |
| | Minister | | (6) | Minister | | (6) | Minister | | (6) | Minister | | (6) | |
| | | | | | | | | | | | | | |

(6) See requirements of paragraphs 8.2, 8.3 and 8.7 of the Agreement for Commitments of Contributions by Others.

CMHC – ALBERTA
AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011-2014

SCHEDULE D
QUARTERLY CLAIM FOR CMHC FUNDING AND IDENTIFICATION OF COMMITMENTS
FOR THE QUARTER FROM ____ 1, 20__ TO ____30/31, 20____.

PART A (Section 7 of the Agreement):

| | Minister Ref. # (a) | Project Name (a) | Address (a) | Postal Code (a) | Sponsor (a) | Para. 6.5 Compliance (Y / N) (b) | Program | # Units | CMHC Funding <u>Amount of claim</u> (c) | Contributions by Others (CBO) (c) | | | CMHC Ongoing Contributions (d) | | CBO Ongoing Contributions (d) | | Output (Dropdown Menu) |
|-----------------------------|---------------------------|------------------------|----------------|--------------------|----------------|---|---------|---------|--|--|--------|-----------|---|---|---|---|-------------------------------|
| | | | | | | | | | | AB/Minister Funding | Others | Total CBO | # of yrs for ongoing funds (e) | \$ to be paid over life of Commitment | # of yrs for ongoing funds (e) | \$ to be paid over life of Commitment | |
| | | | | | | | | | | (c) | (c) | (c) | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| Subtotal | | | | | | | | | | | | | | | | | |
| Program Mgt and Admin | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | |

Notes: (a) Each Project is to be reported separately. Assistance to Recipients may be aggregated for each Program. Thus, having in mind the protection of personal information, the shaded columns do not require individual details for assistance to Recipients.

(b) Per first sentence of paragraph 6.5 of the Agreement.

(c) Total amount, including ongoing contributions. Ongoing contributions are to be calculated (present value) in accordance with paragraph 8.3 of the Agreement.

(d) For ongoing contributions, indicate the actual funds to be paid over the lifetime of the Commitment (not present value).

(e) Actual period, to a maximum of 20 years.

Show Commitments Cancelled or Rescinded or Reduced or Non-Compliance as a negative in Part A.

PART B:

Shortfall of CBO compared with CMHC Funding per paragraph 8.2 of the Agreement
- at end of each Fiscal Year starting March 31, 2013

Amount (if any) to refund to CMHC: \$ _____

- Dropdown Menu for Output list:
- New Construction – rental
 - New Construction – homeowner
 - New Construction – supportive housing
 - New Construction – shelter (victims of family violence)
 - Conversion – rental
 - Conversion – homeowner

 - Conversion – supportive housing
 - Conversion – shelter (victims of family violence)

 - Renovation - rental
 - Renovation – homeowner

 - Renovation – supportive housing
 - Renovation – shelter (victims of family violence)
 - Renovation - adaptation seniors
 - Renovations - adaptation PWD
 - Rent Supplement/Shelter Allowance

**CMHC – ALBERTA
AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING**

**SCHEDULE E
ANNUAL PUBLIC REPORTING ON OUTCOMES
(Agreement paragraph 9.2)**

Governments must be accountable to the public for the use of public funds through an open and transparent process which identifies expected outcomes, measures performance, reports on results to the public and provides for follow-up. In this context each government is responsible for reporting annually to the public regarding the investments and achievement of intended outcomes under this Agreement.

Such public reporting will recognize that funding was provided under the Canada Mortgage and Housing Corporation – Alberta Agreement for Investment in Affordable Housing 2011-2014 and will give equal recognition to CMHC Funding and Contributions by Others.

Outcomes and Related Indicators:

The parties intend that the overall outcome to be achieved through the carrying out of this Agreement will be to reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need.

Indicators:

1. Number of households no longer in housing need as result of the Investment in Affordable Housing.
2. Number of existing Affordable Housing accommodations preserved to provide continued and improved access thereby reducing the number of households in need as a result of the Investment in Affordable Housing.

Apprenticeship Outcome*:

Foster training of skilled labour by supporting apprenticeships in the residential housing sector.

Apprenticeship Indicator:

- Description of activities / initiatives to promote or support apprenticeships in IAH Projects.

*From and after April 1, 2014, and in accordance with Supplementary Agreement No. 1, the apprenticeship outcome and related indicator is deemed to be included herein.

Additional Outcomes:

Based on the Spending Categories chosen by the Minister under this Agreement, CMHC Funding and Contributions by Others will also serve to achieve the following outcomes.

- Increase the supply of Affordable Housing for households in need.

Indicators

1. Number of Affordable Housing rental Units created.
 2. Improved access to Affordable Housing as measured by Affordable Housing Units occupied or dedicated for target groups as a percentage of total Affordable Housing Units under this Agreement.
- Foster a more holistic approach to addressing poverty by supporting a broad range of Programs.

Indicator

1. Increased opportunities as measured through a description of the increase in the number and nature of Programs offered to improve access to Affordable Housing and address needs.

The Minister will report publicly on the outcomes and related indicators based on annual and cumulative results.

Part A: (Paragraph 9.4 of the Agreement)

| Disbursements to Projects and Recipients | |
|--|--|
| 1. Disbursements to Projects | |
| 2. Disbursements to Recipients | |
| 3. Total Disbursements | |

Programs (Schedule B)

Subtotal Programs

| | | |
|--|--|--|
| | | |
| | | |
| | | |

Program Management and Administration Costs

| | | |
|--|--|--|
| | | |
|--|--|--|

Total Disbursed

| | | |
|--|--|--|
| | | |
|--|--|--|

Victims of Family Violence (included in above)

| | | |
|--|--|--|
| | | |
|--|--|--|

Part B: (Paragraph 9.4 of the Agreement)

| Cumulative Funding and Contributions | Beginning Balance Disbursed | Disbursed This Year | Disbursed to Date |
|--|-----------------------------|---------------------|-------------------|
| CMHC Funding - Disbursed to Projects and Recipients | | | |
| (a) Program 1 | | | |
| (b) Program 2 | | | |
| Total CMHC Funding Disbursed | | | |
| Total Contributions by Others - Disbursed to Projects and Recipients | | | |
| Program Management and Administration Costs | | | |

Cumulative Grand Total of Disbursed CMHC Funding and CBO

| Victims of Family Violence (included in above CMHC Funding Disbursed) | |
|---|----|
| 2017-2018 | 10 |
| 2018-2019 | 10 |
| 2019-2020 | 10 |
| 2020-2021 | 10 |
| 2021-2022 | 10 |
| 2022-2023 | 10 |
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| 2111-2112 | 10 |
| 2112-2113 | 10 |
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The Minister and Alberta Share of Contributions - Disbursed to Projects and Recipients (included in CBO above)

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Part C : Reconciliation (Paragraphs 6.7, 8.6, and 8.7 of Agreement)

| Reconciliation of Disbursement of CMHC Funding and Disbursement of Contributions by Others | Beginning Balance | Current Year | Total |
|--|-------------------|--------------|-------|
| CMHC Funding Received minus Refunds to CMHC | | | |
| Net* CMHC Funding Disbursed and to be Disbursed | | | |
| Excess | | | |
| Deficiency** in net * Contribution by Others Disbursed and to be Disbursed | | | |
| Amount to Refund to CMHC*** | | | |
| Victims of Family Violence included in CMHC Funding Received/Refunder above | | | |

*** sum of "Excess" and "Deficiency"

CMHC – ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011-2014

**SCHEDULE F.1
ANNUAL AUDIT OR CERTIFICATE
(Agreement paragraph 9.5)**

1. The Annual Statement of Disbursements (Schedule F) must be audited by an auditor licensed to practice in Alberta,
 - (a) for each Fiscal Year until and including the Fiscal Year ending March 31, 2015; and
 - (b) for each Fiscal Year after March 31, 2015 in which the amount of CMHC Funding disbursed within the Fiscal Year exceeds one million dollars.
2. The audit is to be conducted in accordance with Canadian Auditing Standards 700 and the auditor may rely on the audit work of other professionals.
3. The auditor is to provide an opinion as to whether or not the Annual Statement of Disbursements presents the data fairly, in accordance with generally accepted accounting principles, and whether or not the Minister has complied with the terms of the Agreement for Investment in Affordable Housing 2011 - 2014. The auditor is also to provide details on any irregularities and non-compliance and state or estimate (when it cannot be stated) the dollar amounts involved.
4. Where paragraph 1 does not require an audit, the Minister will provide a certificate of the Minister's chief financial officer ("CFO Certificate") certifying that the Annual Statement of Disbursements presents the data fairly, in accordance with generally accepted accounting principles, and certifying whether or not the Minister has complied with the terms of the Agreement for Investment in Affordable Housing 2011 - 2014. The CFO Certificate is also to provide details on any irregularities and non-compliance and state or estimate (when it cannot be stated) the dollar amounts involved.
5. The Minister will provide the Annual Statement of Disbursements and auditor's opinion or CFO Certificate to CMHC within six months after the end of the Fiscal Year.
6. The Minister will correct any deficiencies noted by the auditor or in the CFO Certificate within a reasonable period of time. CMHC Funding may be withheld if the deficiencies are not corrected within a reasonable period of time.

CMHC – ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011-2014

7. The Minister shall refund to CMHC any CMHC Funding which has not been disbursed in accordance with this Agreement.
8. CMHC is not responsible for the cost of the audit.

CMHC – ALBERTA

AGREEMENT FOR INVESTMENT IN AFFORDABLE HOUSING 2011-2014

**SCHEDULE G
COMMUNICATIONS PROTOCOL
(Paragraph 11.1 of the Agreement)**

G.1 GENERAL

- G.1.1 CMHC and the Minister (the “Parties”) agree to undertake joint communications activities and products that will enhance opportunities for open, transparent, effective and timely communications with citizens through appropriate, continuous and consistent public information activities that recognize the contributions of the Parties and the applicant.
- G.1.2 CMHC and the Minister agree that all communications activities and products related to this Agreement, any Programs and any Projects shall recognize equally, refer to equally and give equal prominence and priority to the “Government of Canada” including “Canada Mortgage and Housing Corporation” and the “Government of Alberta” including the “Minister of Housing and Urban Affairs”. Without limiting the generality of the preceding sentence, this paragraph applies to all provisions of this Schedule.
- G.1.3 All public information material in relation to this Agreement shall be prepared jointly.
- G.1.4 Subject to G.1.2 Both Parties agree to adhere to government visibility requirements. They will be provided by CMHC and the Minister as issued from time to time. Visibility requirements may include, but are not limited to, items such as branding and signage.

G.2 JOINT COMMITTEE

- G. 2.1 There shall be a Joint Committee of senior CMHC and the Minister’s officials responsible for the implementation of the Communications Protocol. The Joint Committee is a forum for sharing information on Investment in Affordable Housing 2011-2014 Projects and Programs, planning and approving communications plans, materials and activities, but may elect to address other Program issues by mutual agreement.
- G.2.2 The Joint Committee will continue to exist and operate for as long as necessary to meet the requirements of this Agreement.
- G.2.3 The Joint Committee will consist of two members appointed by CMHC and two members appointed by the Minister.
- G.2.4 The Joint Committee will be headed by two Co-chairs. CMHC will appoint one of its two members as the CMHC Co-chair and the Minister will appoint one of its two members as the Minister Co-chair.
- G.2.5 The Joint Committee will meet at least twice a year.

G.3 COMMUNICATION WITH APPLICANTS AND OTHERS

- G.3.1 The Minister will provide the CMHC co-chair with information on each Project application which has been approved five business days before any communication of the approval to the applicant or others.
- G.3.2 All Project and Recipient approval notifications in a form acceptable to both parties shall identify the “Government of Canada” including “Canada Mortgage and Housing Corporation” and the “Government of Alberta” including the “Minister of Housing and Urban Affairs” as sources of funding, under the “Investment in Affordable Housing 2011-2014”.
- G.3.3 All public information material related to calls for tendering shall clearly and prominently indicate that the Project is funded by the “Government of Canada” including “Canada Mortgage and Housing Corporation” and the “Government of Alberta” including the “Minister of Housing and Urban Affairs” pursuant to this Agreement.

G.4 COMMUNICATION WITH THE PUBLIC

Public Information Products

- G.4.1 The Parties may develop information kits, brochures, public reports, and web site material, recognizing the joint funding, to inform potential applicants and the public about the Investment in Affordable Housing 2011-2014 and the Programs.

News Releases

- G.4.2 A joint news release shall be issued when this Agreement is signed. Unless the Parties decide otherwise, there shall be a joint news release for each approved Project or group of Projects or Recipients (without disclosing personal information), in which each Party will have equal importance. A news release may include quotations from a federal and a provincial official, other contributors and the applicant. The Parties must agree on these quotations. The Parties shall agree on the timing of the news release.
- G.4.3 The Parties shall co-operate in organizing press conferences, announcements and official ceremonies. The Parties will agree on the messages and public statements at such events. The Parties shall agree if, when and where special ceremonies and events will be held. Neither Party nor any municipality, applicant or contributor shall make any public announcement for a Project or Recipients, without first securing the agreement of the other Party. A Party must be informed of a proposed joint event at least 20 working days prior to the planned date of the event. No arrangements shall be made for events until the other Party agrees to the event.
- G.4.4 Either Party may organize a joint press conference. The requester shall give the other Party notice of at least 20 working days of such a press conference, public announcement or joint event, which shall not be presented by one Party to another as final. The CMHC and Alberta Ministers or their designated representatives and each Party may participate in these press conferences, which shall be held on a date and at a location that are agreed upon.

- G.4.5 The signing of this Agreement shall be the subject of an official ceremony.
- G.4.6 The Parties shall work together to organize such announcements and official ceremonies, and shall follow a mutually agreed-upon order of precedence. The Parties should jointly agree on the messages and public statements at such events.

Signage

- G.4.7 The Minister shall ensure that the applicant provides and installs temporary signage at a prominent location where there is visible activity related to an approved Project. The signage shall indicate that it is a Government of Canada - CMHC and Government of Alberta - Minister of Housing and Urban Affairs (and municipal as applicable) Investment in Affordable Housing 2011-2014 Project, bear a message approved by each Party, and remain in place throughout the construction period.
- G.4.8 The Minister shall provide and install, where appropriate, a plaque or permanent sign bearing an appropriate inscription.
- G.4.9 Design, wording and specifications of signs and plaques shall reflect the equal participation of the "Government of Canada" including "Canada Mortgage and Housing Corporation" and the "Government of Alberta" including the "Minister of Housing and Urban Affairs" and must be approved by both Parties. Signs and plaques shall have appropriate spaces indicating participation by the municipality and the applicant, if requested.
- G.4.10 The Parties shall issue specifications for signs and plaques and time frames for their installation. Temporary signs must be removed within 90 days of Project completion.

Advertising

- G.4.11 Either Party may organize an advertising or public information campaign, recognizing the joint funding, related to the Investment in Affordable Housing 2011-2014 and the Programs. However, it must inform the other Party of the contents of the campaign's messages at least 30 days before it is launched.

Payments

- G.4.12 All payments to approved applicants or others pursuant to or related to this Agreement will identify the "Government of Canada" including "Canada Mortgage and Housing Corporation" and the "Government of Alberta" including the "Minister of Housing and Urban Affairs" as sources of funding, under the "Investment in Affordable Housing 2011-2014".

G.5 COSTS

- G.5.1 The Joint Committee shall approve an annual communications plan and budget.

- G.5.2 Costs associated with the development and delivery of communications products and activities in the approved communications plan and budget are eligible costs under this Agreement. This would apply to costs incurred by either party associated with any public announcement and official ceremony, temporary or permanent signage and plaques, advertising, literature, media distribution, organization of special events, as established by both Parties.

G.6 MUNICIPALITIES

- G.6.1 “Municipal” and “municipality” include public bodies designated by the Minister as the local functionary for Programs.