



CANADA MORTGAGE
AND HOUSING CORPORATION

Transition Book 2021



Immediate and first 100 days decisions	2
CMHC at-a-Glance	10
Recent Evolution of Our Mandate and Regulatory Changes	12
██████████ ██████████	14
National Housing Strategy	16
Overview of Targets – Programs Under the National Housing Strategy	22
Performance Highlights	24
Corporate Governance Structure and Senior Leadership	25
Ministerial and Governor-in-Council Appointments	30
Stakeholders	32
Services Provided to the Minister's Office	36
Annex A – Memorandum of Understanding With ESDC	38
Annex B – One-Pagers on Accomplishments and Key Issues	47

*Photos taken prior to COVID-19
physical distancing safety measures*



Immediate and first 100 days decisions

1

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2

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3

[REDACTED]

[REDACTED]

[REDACTED]

4

[REDACTED]

[REDACTED]

[REDACTED]

5

Budget proposals – December 2021

DECISION REQUIRED

Approval of funding proposals for Budget 2022, most likely in December 2021.

BACKGROUND

As the national housing agency, our role is focused on improving housing affordability in Canada through housing policy and the delivery of federal housing programs and services, including those under the National Housing Strategy. We develop Budget proposals for your consideration in relation to housing policy and programming.

6

Federal commitment to eliminate chronic homelessness

[REDACTED]

2027-2028. In the 2020 Speech from the Throne, the Government further committed to entirely eliminate chronic homelessness in Canada. In order to inform the development of an approach to eliminate chronic homelessness, a series of preliminary roundtables with the housing and homelessness sector and municipalities took place in winter and spring 2021.

BACKGROUND

With the launch of the National Housing Strategy in 2017, the Government of Canada announced that it would reduce chronic homelessness by 50% by

[REDACTED]

7

[REDACTED]

[REDACTED]

which your predecessor attended along with the President of CMHC and the Deputy Minister of Finance on the federal government side.

BACKGROUND

The Federation of Canadian Municipalities (FCM) has called for the creation of a federal-municipal working group on housing comprising municipal and federal officials. FCM led a kick-off meeting of the working group in August 2021,

[REDACTED]

8

[REDACTED]

[REDACTED]

[REDACTED]

9

First Nations Market Housing Fund Business Plan Approval – Fall 2021

DECISION REQUIRED

As Minister responsible for CMHC, your approval is needed for the First Nations Market Housing Fund's (the Fund) 2022-2026 Business Plan and Budget.

BACKGROUND

- In 2008, the Government provided \$300 million to establish the Fund as an autonomous entity through an Indenture of Trust, which sets out its structure, authorities, limits and basic accountabilities, to carry out the following objectives:
 - Help First Nation households on-reserve or settlement lands better access loans from the private sector; and
 - Increase the capacity of First Nations seeking to expand or develop market-based housing.
- The Fund was not envisioned to be the primary solution to the numerous housing challenges on-reserve. The expectation was that CMHC and Indigenous Services Canada would continue to deliver their programs.
- The Fund has two components – Credit Enhancement and Capacity Development.
 - Credit Enhancement provides a partial government backing on homeownership loans and is used to lessen financial risk to lenders and make homeownership loans more accessible and affordable for individuals.
 - Capacity Development helps eligible First Nation communities to strengthen capability at both the institutional and individual levels to develop and manage market housing. The Fund's investment revenue is the sole provider of such funding.
- The Fund is accountable to the Government of Canada but the intent was for it to become a First Nations-controlled entity in the medium to longer term.
- A Funding Agreement with CMHC sets out the terms and conditions for the transfer and use of all capital and revenue within the parameters established by the Indenture of Trust.
- The Indenture of Trust and the Funding Agreement provide CMHC with the ongoing financial oversight of the Fund's activities, ensuring proper accountability to Government. As such, we review the Fund's annual business plans, quarterly financial statements, and other relevant financial documentation.
- As part of this oversight function, the Minister of CMHC must approve the Fund's annual Business Plan.
- The Fund will send you its 2022-2026 Business Plan and Budget in the coming months. Once received, CMHC will review it and provide our recommendation on whether or not you should approve it.

11

Appointment to the CMHC Board of Directors – Fall 2021

BACKGROUND

CMHC's Board of Directors is comprised of 12 members including: the Chair; the CMHC President and Chief Executive Officer; the Deputy Minister of the Minister responsible for CMHC and the Deputy Minister of Finance as ex officio members; plus eight other directors.

The Governor in Council appoints the Chair of the Board of Directors and the President and the Minister, with the approval of the Governor in Council appoints the eight other directors.



12

Delegation of Financial Authority – Fall 2021

DECISION REQUIRED

In November 2021, we will seek your delegation of financial authority.

BACKGROUND

CMHC's authority to spend public funds is provided by the Government of Canada through Parliamentary Appropriations as part of the annual Estimates process. As the Minister responsible for CMHC, you must sign a letter that sets out the delegation of financial authority for our financial officers to requisition funds from the Consolidated Revenue Fund pursuant to the Financial Administration Act. This must be done each time a new Minister is appointed responsible for CMHC.

13

2022-23 Annual Reference Level Update (ARLU)/Main Estimates – Winter 2022

DECISION REQUIRED

You will be required to concur with our items for inclusion in the Main Estimates by January 14, 2022.

BACKGROUND

The ARLU process enables CMHC to obtain the necessary authorities and appropriations to fund activities under our Housing Programs authority. We submitted our ARLU for the 2022-2023 Main Estimates to Treasury Board Secretariat on October 22, 2021, but your concurrence will be required. We will submit a package for your concurrence in December 2021.

14

2021-2022 Supplementary Estimates B

DECISION REQUIRED

You will be required to concur with our items for inclusion in the Supplementary Estimates B by October 29, 2021.

BACKGROUND

Supplementary Estimates are part of the normal parliamentary approval process to ensure that previously planned government initiatives receive the necessary funding to move them forward. They include approved re-profiles, interdepartmental transfers, and initiatives for which financial authorities were recently obtained. The President of the Treasury Board will table the Supplementary Estimates B in Parliament in mid-November.

15

2022-2026 Corporate Plan and related TB Submission

DECISION REQUIRED

Our Board of Directors approved the CMHC 2022-2026 Corporate Plan, including the 2022 Operating Budget and Capital Budget, on October 6, 2021. Your approval will be required [REDACTED].

BACKGROUND

The Corporate Plan sets out CMHC's strategic priorities and, in combination with the Main Estimates, provides full disclosure of the company's activities. Also included in the Corporate Plan are our borrowing requirements that require the Minister of Finance's recommendation for approval. Pursuant to the *Financial Administration Act*, your recommendation for approval is required prior to Treasury Board approval of the Plan. We expect to seek Treasury Board approval, via a Treasury Board Submission, on [REDACTED], pending the schedule of meetings. We will submit the TB Submission for your approval [REDACTED] in order to meet Treasury Board Secretariat timelines.

16

Tabling Package for Amended 2021-2025 Corporate Plan

DECISION REQUIRED

You will be required to approve the tabling package for the Summary of the Amended 2021-2025 Corporate Plan.

BACKGROUND

Following Budget 2021, amendments were required to CMHC's 2021-2025 Corporate Plan, [REDACTED]. [REDACTED]. The Treasury Board approved CMHC's amended 2021-2025 Corporate Plan [REDACTED]. You must table it before each House of Parliament within 30 sitting days of that approval. Following the opening of Parliament after the election, [REDACTED] will remain for you to table the Summary of the Amended 2021-2025 Corporate Plan. We will submit the tabling package to you [REDACTED].

17

CMHC 2020-2021 *Access to Information Act* and *Privacy Act* Annual Reports – Fall 2021

DECISION REQUIRED

You will be required to approve the tabling package for the 2020-2021 *Access to Information Act* and *Privacy Act* Annual Reports in October.

BACKGROUND

In compliance with the *Access to Information Act* and the *Privacy Act*, you are required to table Annual Reports on the administration of the acts before each House of Parliament on any of the first 15 sitting days after September 1, thus within 15 sitting days following the opening of Parliament after the election.

18

National Housing Council Nominations [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

19

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

DECISION REQUIRED

[REDACTED]
[REDACTED] The Liberal platform committed to appointing the Advocate within 100 days of a new mandate.

BACKGROUND

In accordance with the *National Housing Strategy Act*, the Federal Housing Advocate has a broad mandate to:

- monitor and report on the implementation of the federal government's housing policy;
- monitor and report on progress of the National Housing Strategy;
- conduct research, engage with impacted persons and groups;
- receive submissions with respect to systemic housing issues; and,
- provide you with advice and report on findings and recommendations.

The Canadian Human Rights Commission provides administrative support to the Advocate. The Governor in Council appoints the Advocate based on the Minister's recommendation. [REDACTED]
[REDACTED]
[REDACTED]

CMHC at-a-Glance

Created in 1946, CMHC is a federal Crown corporation incorporated under the *Canada Mortgage and Housing Corporation Act* (CMHC Act) and is accountable to Parliament through the Minister designated for the purpose of the CMHC Act and the *National Housing Act* (NHA).

Set out in the NHA, our mandate to facilitate access to housing and contribute to financial stability.

We facilitate access to housing by:

promoting housing affordability and choice;

facilitating access, competition and efficiency in the provision of housing finance; and

protecting the availability of adequate funding for housing.

We contribute to financial stability by:

promoting and contributing to the stability of the financial system and housing markets;

contributing to the well-being of the housing sector in the national economy; and

having due regard to the corporation's exposure to loss.



Legislative Framework

Canada Mortgage and Housing Corporation Act

Established the Corporation in 1946 and sets out the business and powers of the Corporation.

Financial Administration Act

Sets the framework for the operations of Crown corporations.

National Housing Act

Our mandate is set out by the NHA; it provides us with our operational and policy mandate.

National Housing Strategy Act

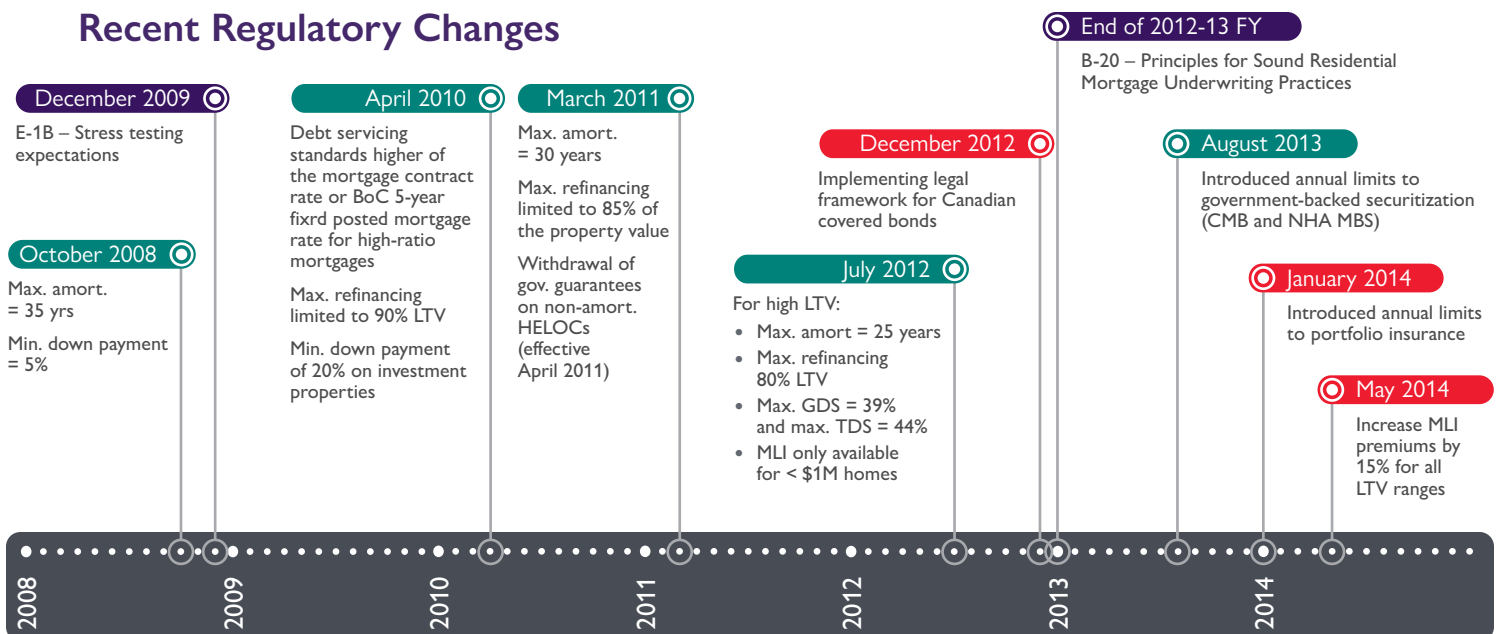
The NHS Act furthers the progressive realization of the right to adequate housing, requires the adoption and maintenance of a National Housing Strategy (NHS), and requires regular reporting to Parliament. It establishes a National Housing Council and creates the Federal Housing Advocate.

Recent Evolution of Our Mandate and Regulatory Changes

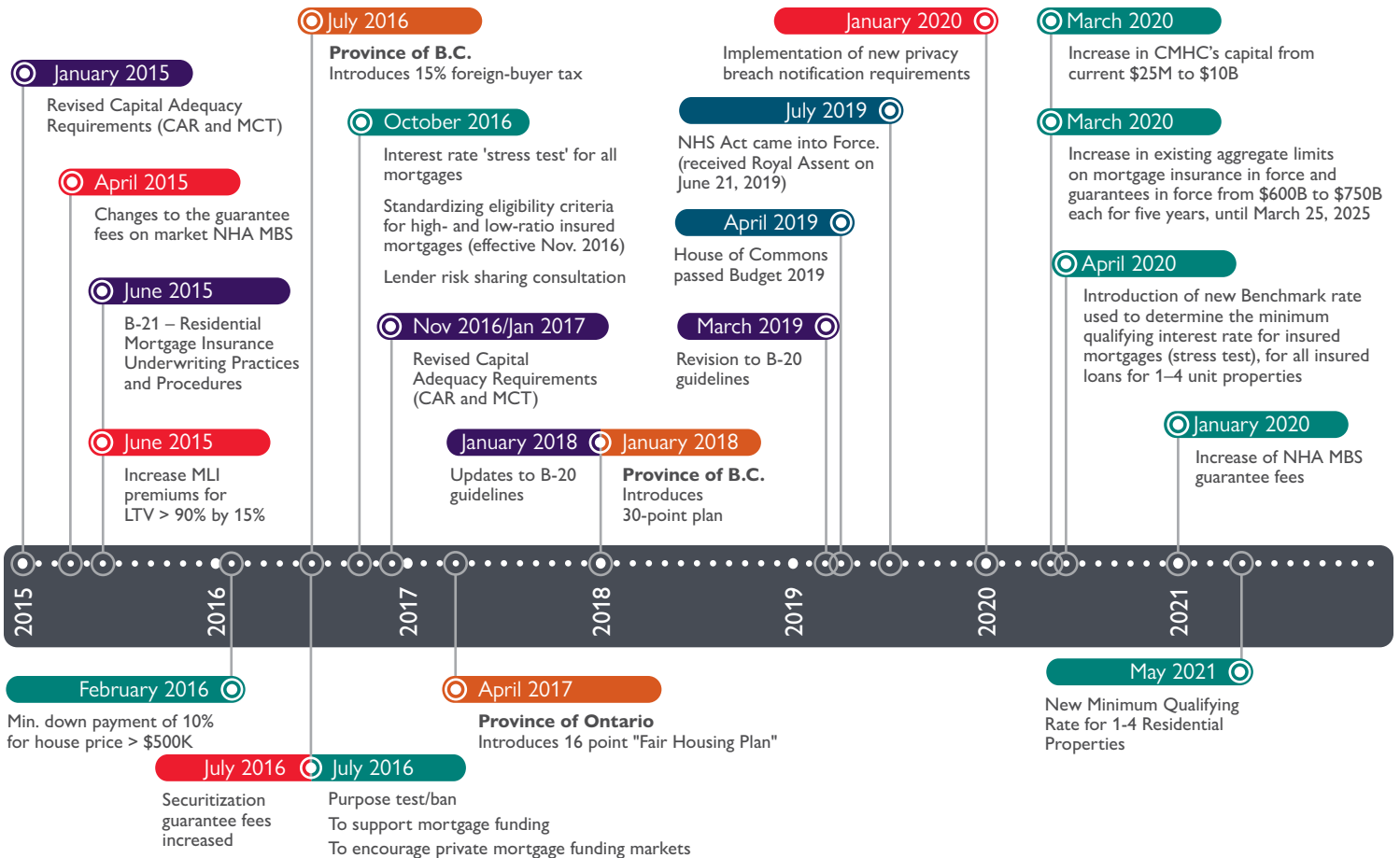
Evolution of Our Mandate



Recent Regulatory Changes



OSFI Department of Finance CMHC Provincial Federal



[Redacted]

[Redacted]

[Redacted]

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[Redacted]

[Redacted]



[Redacted]



[Redacted]



[Redacted]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

National Housing Strategy

The NHS is a toolkit of complementary initiatives that address needs across the entire housing continuum.



New Construction and Modernized Housing Supply
\$42.8B



Legacy Social Housing Funding
\$11.7B



Support for the Community Housing Sector
\$692M



Initiatives Delivered with Provinces and Territories**
\$15.4B

**A \$72+ billion*
10-year plan**



Reaching Home – Canada's Homelessness Strategy
\$3.1B



Improved Homeownership Options
\$1.35B



Human Rights-Based Approach to Housing
\$63M



Data, Innovation and Research
\$541M

* This includes over \$2B proposed through Budget 2021, including \$600M Affordable Housing Innovation Fund, \$315.4M Canada Housing Benefit, \$118.2M Federal Community Housing Initiative, \$420M Violence Prevention Strategy with shelters and transition homes for Indigenous women, children, families, and 2SLGBTQIA+ people and \$567M for Reaching Home.

** Funding inclusive of \$7.4B in PT Cost-Matched dollars (PT Priorities (\$1.1), Canada Community Housing Initiative (\$4.3B), Canada housing Benefit (\$2B)). Northern Housing (\$300M) is not cost-matched.

- Launched on November 22, 2017, the National Housing Strategy (NHS) is a 10-year, \$72+ billion plan that features complementary funding or financing initiatives to address challenges across the housing continuum and the spectrum of housing needs.
- These initiatives:
 - build new affordable housing and renew the existing affordable housing stock
 - provide technical assistance, tools and resources to build capacity in the community housing sector and funds to support local organizations
 - support research, capacity-building, excellence and innovation in housing research

- NHS programs prioritize Canada's most vulnerable populations including: women and children fleeing domestic violence, seniors, Indigenous peoples, racialized populations, people with disabilities, those dealing with mental health and addiction issues, veterans, and young adults.
- The strategy promotes partnerships and the alignment of efforts in order to achieve successful outcomes. Goals will be met in large part through innovative programs, such as the National Co-investment fund, to create much-needed housing supply that is affordable, accessible, and energy-efficient.
- Other programs such as the Federal Community Housing Initiative allow community housing providers to continue offering affordable rents to tenants in need through an extension of subsidies.
- Investments delivered by the provinces and territories under the NHS will protect and renew existing community housing, build thousands of new community-based homes, unlock direct benefits to low-income families and individuals through the Canada Housing Benefit, and maintain housing affordability for hundreds of thousands of households across the country. These investments will also support better housing outcomes for Northerners and Indigenous peoples, both on and off-reserve.
- Through the promotion of excellence, innovation and funding opportunities in the housing research and data sector, the NHS will also help ensure the quality and quantity of data is publicly available to make informed housing decisions.

National Housing Strategy Act

- The NHS is grounded in the core principles of accountability, participation, non-discrimination and inclusion. In that spirit, the *National Housing Strategy Act* (NHS Act), which came into force in July 2019, requires the Government of Canada, through the Minister responsible for the NHS, to report to Parliament every three years on the progress of the strategy's initiatives and achievement of outcomes for the period under review.
- The NHS Act further establishes a National Housing Council, an advisory committee, which will advance housing policy and the National Housing Strategy by providing advice to you as the designated Minister. This includes but is not limited to the effectiveness of the National Housing Strategy and promoting participation and inclusion in the development of housing policy in Canada.
- The NHS Act also establishes the Federal Housing Advocate, which will have the mandate to research, analyze and report on systemic housing issues and monitor the implementation of the Government's housing policy as well as progress of the National Housing Strategy. The Canadian Human Rights Commission is responsible for supporting the Federal Housing Advocate and will provide the administrative services and facilities to assist the Advocate in performing her/his duties and functions.

Federal-Provincial-Territorial Forum on Housing (FPT Forum)

- The FPT Forum serves as the federal/provincial/territorial Forum to discuss housing strategies, policies, program design and implementation; as well as monitor the state of housing in Canada.
- FPT governments share knowledge within the Forum to help inform decision-making and priority-setting by each government, as well as adjustments to FPT agreements, where appropriate. It informs future housing policy directions, program design and delivery, coordination of efforts in the housing sector, and sharing of best practices. The Forum also provides opportunities to discuss the implementation of the NHS and the assessment of its effectiveness. It can also identify shared housing issues and questions that would benefit from further study and research.
- Membership to the FPT Forum is open to FPT Ministers responsible for housing in Canada, as well as Deputy Ministers and Senior Officials identified by their government. Membership is on a voluntary and on-going basis. The federal Minister responsible for CMHC and a PT member of the Forum act as co-chairs (generally for a two-year rotation of PTs). PEI is the current Co-chair, which will rotate to Saskatchewan in January 2022. The FPT Forum holds monthly meetings of Senior Officials and as needed with Deputy Ministers and Ministers; CMHC co-leads this work.







Programs, Investments, Targets and Progress Under the National Housing Strategy

PRIMARY NATIONAL HOUSING STRATEGY PROGRAMS AND FUNDING

National Housing Co-Investment Fund – NHCF

- A \$13.2 billion federal investment over ten years with low-cost loans (\$8.65 billion) and contributions (\$4.52 billion) for new construction and repair or renewal to build and preserve affordable housing.
- Projects must attract additional funding and support from other levels of government, community housing providers (public, private, non-profit, rental, cooperatives), Indigenous governments and organizations or the private sector.
- Eligible borrowers include municipalities, private sector developers and builders and non-profit housing providers.
- Minimum requirements must be met for financial viability, affordability, energy efficiency and accessibility.

Rental Construction Financing Initiative – RCFI

- A total of \$25.75 billion in low-cost financing is available over 11 years (\$13.75 billion + \$12 billion announced in the 2020 Fall Economic Statement).
- RCFI provides low-cost loans for the construction of purpose-built rental housing for middle-class Canadians in markets across Canada where supply need is clearly demonstrated.
- Minimum requirements must be met for financial viability, affordability, energy efficiency and accessibility.

Federal Lands Initiative – FLI

- \$200 million over 10 years to support the transfer of surplus federal lands and buildings available at low or no cost to be developed or renovated for use as affordable housing. This is a partnership with Public Services and Procurement Canada, Employment and Social Development Canada and Canada Lands Company.
- Federal government departments and Crown corporations identify surplus property; federal property owners determine suitability for affordable housing; properties are posted on CMHC website and Call for Applications initiated.



- Housing providers apply to purchase the property for affordable housing; applications are evaluated based on affordability, accessibility, environmental efficiency, and community need.

Affordable Housing Innovation Fund

- \$808.3M (includes \$600 million announced in Budget 2021) over seven years to support new funding models and innovative building techniques to overcome barriers and lower the costs and risks of housing projects.
- The fund supports the evolution of the affordable housing sector, with eligible projects ranging from affordable rental to affordable homeownership and renovation models.
- Eligibility requirements include innovative design and financing models, affordable units and affordability maintained for at least 10 years.

Housing Supply Challenge

- Budget 2019 announced \$300 million to be awarded over five years through a six-round process. Municipalities and other stakeholder groups across Canada are invited to propose solutions that address new housing supply challenges. Successful applicants are selected and funded through a merit-based competition, which began in 2020.

First-Time Home Buyer Incentive – FTHBI

- A \$1.25 billion commitment over three years, launched in September 2019 to help eligible first-time home buyers finance a portion of their home purchase through a shared equity mortgage with CMHC.
- CMHC provides the homebuyer a payment-free second position loan in exchange for a 5% (on existing homes) or 10% (on new homes) equity stake in the home.
- In early 2021, program parameters were expanded to increase the qualifying annual income and total borrowing amount for the cities of Toronto, Vancouver and Victoria (census metropolitan areas).

Shared Equity Mortgage Providers (SEMP) Fund

- Launched in 2019, a \$100 million lending fund, over five years, to help support existing shared equity mortgage providers, attract new providers of shared equity mortgages and encourage additional housing supply.
- The program offers eligible proponents repayable loans from two funding streams;
 - **Stream 1:** Preconstruction Loans to help finance new housing projects
 - **Stream 2:** Shared Equity Mortgages to help directly fund shared equity mortgages of first-time homebuyers.

SEED Funding

- This program supports affordable housing through interest-free loans (three years to complete and submit payment request) and/or non-repayable contributions (two-years to complete and submit payment request).
- There are two funding streams:
 - **Stream 1:** New construction/conversions
 - **Stream 2:** Preserve existing community housing projects

Rapid Housing Initiative – RHI

- Launched in fall 2020, RHI provides capital contributions to address the urgent housing needs of vulnerable populations across the country in response to the COVID-19 pandemic, RHI facilitates the rapid construction of new housing and/or acquisition of existing buildings for conversion to permanent, affordable housing units. The initial \$1 billion in funding (Round 1) was provided through two streams:
 - **Major Cities Stream:** \$500 million to pre-determined municipalities based on level of renters in severe housing need and of those experiencing homelessness.
 - **Projects Stream:** \$500 million for applications from provinces, territories, municipalities, Indigenous governing bodies and organizations, and non-profit organizations.

- Budget 2021 announced an additional \$1.5 billion to create more than 4,500 new units in Round 2 of the program under two streams:
 - **Cities Stream:** \$500 million to pre-determined municipalities
 - **Projects Stream:** \$1 billion for applicants who applied during Round 1 and had eligible projects unfunded (new applications are not being accepted)

At least 25 percent of the new funding will be allocated to women-focused projects. In August, CMHC and the Société d'habitation du Québec signed an RHI agreement for \$1.5 billion (federal investment of nearly \$338 million) to support the creation of 1,300 new permanent, affordable housing units.

Provincial/Territorial Initiatives

- A Federal/Provincial/Territorial Housing Partnership Framework was endorsed in 2018 by all provinces and territories (PTs), except Quebec.
- The Framework upholds a shared vision for housing and sets the foundation for bilateral agreements on the delivery of NHS initiatives.
- Currently, bilateral agreements have been signed with all PTs and housing benefit addendums are in place with all 13 PTs (including Quebec).
- Starting in 2019-20, \$7.7B in federal funding is flowing to PTs over nine years through bilateral agreements, to be cost-matched (except for \$300M for North) and delivered by PTs. There are four funding streams:
 - **\$1.1 billion** for PT housing priorities to support regional needs (e.g. construction, repair, affordability support);
 - **\$4.3 billion** for Canada Community Housing Initiative to preserve and expand existing community (social) housing (Phase 2 launching in 2020);
 - **\$2 billion** for Canada Housing Benefit with direct rental support to vulnerable households (launching in 2020); and
 - **\$300 million** for the territories to address unique housing needs in the North.

Federal Community Housing Initiative

- A \$500 million fund to support federally administered community housing projects reaching the end of their operating agreements from past social and affordable housing programs.
- There are two phases:
 - **FCHI-Phase 1**, provided \$38 million in federal funding over a two-year period.
 - **FCHI-Phase 2** will provide \$462 million in funding from September 1, 2020 to March 31, 2028.
- There are two FCHI-2 funding streams:
 - **Rental Assistance:** provides financial assistance for low-income households.
 - **Transitional Funding:** available to housing providers having trouble transitioning to the new program. Once the transitional funding ends, housing providers will continue to receive rental assistance until the end of the FCHI-2 agreement.

Existing Community (Social) Housing

- Owned and operated by public housing authorities, non-profits and co-operatives, this stockhouses over 500,000 low- and moderate-income households to which the federal government currently provides approximately \$1.7 billion annually.
- The federal government supported the construction and acquisition of this stock until the early 1990s and entered into long-term operating agreements with housing providers. Under these agreements, providers received preferred mortgage rates, operating subsidies and/or rent supplements. Agreements have started to expire and will continue to do so until the 2030s.
- PTs administer approximately 80% of stock while CMHC administers 20%.
- As operating agreements expire, new funding is available through:
 - **\$500 million** for projects under our administration (Federal Community Housing Initiative – FCHI)
 - **\$4.3 billion** for projects under PT administration to be cost-matched (Canada Community Housing Initiative)

Overview of Targets – Programs Under the National Housing Strategy

Overview of investments in Housing under the National Housing Strategy

NHS Target	Initiative	Up to date numbers	Initiative Target (by 2027-2028)
540,000 households removed from housing need	New unit, repair and affordability support initiatives		540,000
160,000 new housing units created	National Housing Co-Investment Fund	15,800 new units	60,000
	Housing Partnership Framework	4,506 new units	18,500*
	Federal Lands Initiative	5,200 new units	4,000
	Affordable Rental Housing Innovation Fund	19,100 new units	4,000
	Rental Construction Financing Initiative	32,100 new units	71,000
	Northern Funding	180 new units	300
	Rapid Housing Initiative	4,700 new units	7,500**
300,000 existing units repaired and renewed	National Housing Co-Investment Fund	90,400 repaired units	240,000
	Housing Partnership Framework	64,247 repaired units	60,000
385,000 community units protected	Federal Community Housing Initiative	26,700 units supported	55,000
	Canada Community Housing Initiative	73,528 units supported	330,000
50,000 unit expansion of community housing	Housing Partnership Framework/ Canada Community Housing Initiative		50,000*
300,000 households provided affordability support through the Canada Housing Benefit	Canada Housing Benefit	28,082 units supported	300,000
50% reduction in chronic homelessness	Homelessness Partnering Strategy/ Reaching Home (ESDC)		50% reduction in chronic homelessness

* 18,500 of the 50,000 unit expansion of community housing by PTs is also included in the new housing units created target.

** The target includes 3,000 units from Rapid Housing Initiative I and 4,500 units from Rapid Housing Initiative II.

Highlight of progress under the National Housing Strategy

Program	Progress
National Housing Co-Investment Fund	As of June 30 2021, \$4.3 billion has been committed (\$1.5 billion in contributions and \$2.8 billion in loans) to support the creation of 106,366 new and repaired units. This includes 15,877 new and 90,489 repaired and renewed units of which 10,747 and 84,114 will be affordable.
Rental Construction Financing Initiative	As of June 30, 2021, more than \$11.6 billion has been committed to support the creation of 32,993 units, of which 23,507 units will be affordable.
Affordable Housing Innovation Fund	As of June 30, 2021, \$208 million has been committed to support the creation of 19,100 units, of which 16,572 will be affordable. 4,141 units are currently built or under construction.
Federal Lands Initiative	As of June 30, 2021, 10 agreements have been signed representing a commitment of 1,617 units and \$20.4 million in contributions. The 26 properties in the pipeline are expected to support the creation of 5,207 units.
Rapid Housing Initiative	Round one of the Rapid Housing Initiative provided over \$1 billion to help create 4,787 new units. Round two will provide an additional \$1.5 billion to create more than 4,500 units.
Canada Community Housing Initiative	As of June 30, 2021, provinces and territories have committed \$245 million to support 73,528 units.
Canada Housing Benefit	As of June 30, 2021, provinces and territories have committed \$47 million to support 28,082 households.
Provincial and Territorial Priority Funding	As of June 30, 2021, provinces and territories have committed over \$412 million to support 240,561 units. This includes 4,506 new units, 64,247 repaired units and 171,808 rent supplements.
Funding for Northern Territories	As of June 30, 2021, the territories committed \$90 million to support 1,135 units, of which 181 are new units, 192 are repaired units and 762 are rent supplements.

Performance Highlights

This table presents some of CMHC's high-level metrics extracted from the 2021-2025 Corporate Plan. The table is adjusted to include 2020 Actual Results.

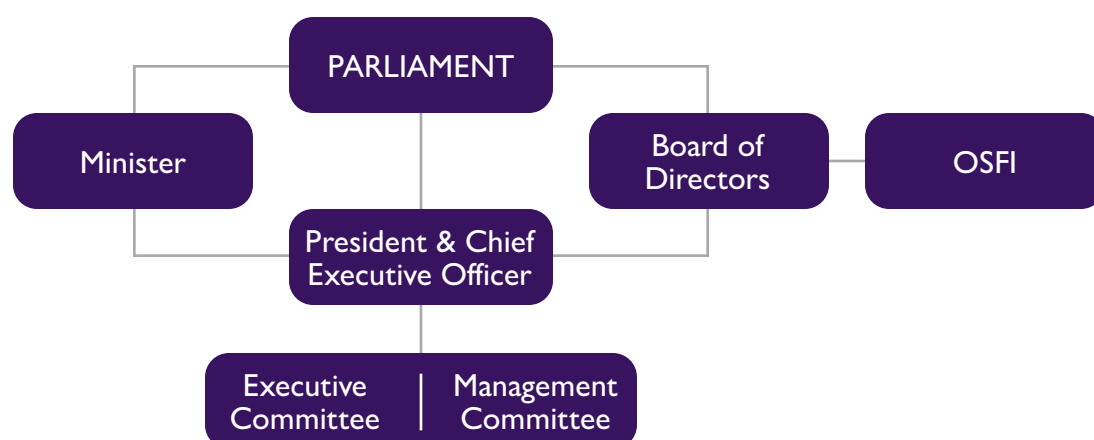
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* Some metrics are revised to reflect amendments to the 2021-2025 Corporate plan

Corporate Governance Structure and Senior Leadership

The Board of Director is responsible for managing the affairs of the Corporation and the conduct of its business in accordance with the *Canada Mortgage and Housing Act*.

Board of Directors is responsible for managing our business



Canada Mortgage and Housing Corporation Act

Established the Corporation in 1946 and sets out the business and powers of the Corporation.

Financial Administration Act

Sets the framework for the operations of Crown corporations.

National Housing Act

CMHC's mandate is set out by the NHA; it provides CMHC its operational and policy mandate.

Board of Directors



Derek Ballantyne
Chair of the Board of Directors
(April 29, 2018 – April 28, 2023)



Romy Bowers
President and
Chief Executive Officer



Janice Abbott
Chair of the Affordable
Housing Committee
(December 18, 2020 –
December 17, 2023)



Kelly Gillis
Deputy Minister of
Infrastructure and Communities
(effective October 26, 2021)



Gordon Laing
Chair of the Audit Committee
(January 12, 2018 –
December 11, 2022)



André Hébert
Chair of the Risk
Management Committee
(February 27, 2019 –
February 26, 2023)



Anne Giardini
Chair of the Corporate
Governance and Nominating
Committee, Chair of the
Pension Fund Trustees
(January 2, 2018 –
January 1, 2022)



Linda Morris
Chair of the Human Resources
Committee
(December 14, 2017 –
December 13, 2021)



Navjeet (Bob) Dhillon
(February 5, 2015 –
February 4, 2019)



Michael Sabia
Deputy Minister, of Finance
(effective December 14, 2020)

Senior Management

OUR EXECUTIVE COMMITTEE

Our Executive Committee consists of the Chief Executive Officer's direct reports and has ultimate responsibility for strategic direction and risk management.



Romy Bowers

President and Chief Executive Officer

Romy joined CMHC in 2015 and was appointed President and Chief Executive Officer in April 2021. She believes CMHC can be a catalyst for solving housing affordability challenges and a leader in building a housing system that is equitable and free of systemic racism. Prior to being appointed President, Romy served as CMHC's Chief Risk Officer, Chief Commercial Officer and most recently, Senior Vice-President of Client Solutions, where she led a team that brings together the expertise of CMHC's commercial and assisted housing businesses to better understand the housing needs of Canadians and develop new client-focused products and services to meet those needs.



Kathleen Devenny

Chief Risk Officer

Kathleen Devenny takes on the role of CMHC's Chief Risk Officer at a pivotal time, as CMHC's risk management capabilities and systems have matured after a decade of building new tools and a strong risk culture. These tools are now being put into practice across business lines so the company can take calculated risks to reach its 2030 aspiration.



Nadine Leblanc

Senior Vice-President, Policy

Nadine leads Canada's foremost team of experts and researchers responsible for accelerating housing affordability in Canada through evidence-based policy, research and analytics. With the National Housing Strategy now being rolled out, the Policy Sector is focusing on developing game-changing ideas that will help ensure that we reach our aspiration. Nadine joined CMHC in 2008 as part of the Finance team leading the development of major programs in response to the global financial crisis.



Paul Mason

Senior Vice-President, Client Solutions

As Senior Vice-President of Client Solutions, Paul leads a team that brings together the expertise of CMHC's commercial and assisted housing businesses to develop solutions that better meet Canadians' housing needs. Paul joined CMHC in 2016 as Chief Information Officer, leading a technology and business transformation aimed at giving employees the tools and physical environment to deliver their best on behalf of Canadians.



Steve Mennill
Chief Climate Officer

Steve was appointed as CMHC's first Chief Climate Officer in April 2020. He is leading the implementation of a robust climate change strategy that includes actions relating to mitigation and adaptation, while remaining rooted in the company's goal of housing affordability for all by 2030. He is also responsible for "greening" CMHC's own operations to reduce the company's carbon and environmental footprint. Steve's 25 years of experience at CMHC and his expertise in urban planning, and economics converge to make him one of Canada's foremost housing authorities.



Caroline Sanfaçon
Senior Vice-President, Client Operations

As Senior Vice-President of Client Operations, Caroline's mandate is to make delivering housing affordability solutions easy. To that end, her team is focused on simplifying the customer experience, continuously improving operational efficiencies, and advancing CMHC's operational agility. A strategic and innovative thinker, Caroline brings to her role over 20 years of experience in public and private real estate, including extensive experience in retail and commercial real estate credit risk and lending.



Marie-Claude Tremblay
Chief of Staff

Marie-Claude brings 25 years of public sector experience to her role as Chief of Staff to the President. In addition to advising the President, she is responsible for CMHC's communications and marketing activities, corporate governance, parliamentary affairs and correspondence, briefings and the Access to Information Program. Marie-Claude's career of service to Canada includes roles in several federal departments as well as senior positions at CMHC, which she joined in 2010.



Michel Tremblay
Chief Financial Officer and Senior Vice-President,
Corporate Services

As Chief Financial Officer, Michel is responsible for the stewardship of CMHC's assets and works closely with his Executive Committee colleagues to support the roll out of housing policies and programs. In his dual role as Senior Vice-President, Corporate Services, he also leads teams that deliver support functions ranging from legal services and human resources to information technology and procurement. Michel joined CMHC in 2005 and was integral to the design of Canada's National Housing Strategy.



Lisa Williams
Senior Vice-President, Strategy

In this role, Lisa is responsible for the key drivers of corporate strategy, including CMHC's Anti-Racism and Equity Program, reconciliation with Indigenous Peoples, innovation and the Change and Project Management Office. Her team is also developing an approach to building partnerships that will drive the strategy. Since joining CMHC in 2003, throughout her various roles Lisa gained a strong understanding of corporate strategy and the role of various business lines in helping Canadians meet their housing needs.

Management Committee

Our Management Committee is responsible for corporate operational matters and is supported by the Initiative Prioritization and Assessment Committee, which reviews new initiatives, business cases and resource requests.

Sylvie Bourdon

General Counsel and Vice-President, People and Culture

Mark Chamie

Vice-President, Treasury and Investments

André Charbonneau

Deputy Chief Financial Officer

Holly Cooper

Vice-President, Indigenous Relations

Brett Dietrich

Vice-President, Credit Assessment and Underwriting
(Multi-Unit)

Anik Génier

Vice-President, Policy Operations and Outreach

Pam Hine

Vice-President, Housing Solutions (Multi-Unit)

Steffan Jones

Vice-President, Homeowner Business Transformation

Amélie Lecompte

Chief Information Officer

Neil Levecque

Vice-President, Operations (Multi-Unit)

Francis Mensah

Deputy Chief Risk Officer

Marie-Anna Murat

Vice-President, Communications and Marketing

Stéphane Poulin

Vice-President, Data, Research and Insight

Patricia Roset-Zuppa

Vice-President, Policy Development

Carla Staresina

Vice-President, Risk Management, Strategy and Products

Debbie Stewart

Vice-President, Innovation and Partnerships

Position to be filled

Vice-President, Audit and Evaluation



Ministerial and Governor-in-Council Appointments

CMHC Board of Directors

Background and Appointment Process:

- Comprised of twelve members, including the Chair, the President, the Deputy Minister for the Minister responsible for CMHC (ex-officio), the Deputy Minister of Finance (ex-officio), and eight other directors.
- Responsible for managing the affairs of the Corporation and the conduct of its business in accordance with the *CMHC Act*, the *Financial Administration Act*, the *National Housing Act*, and the governing By-Laws of the Corporation.
- The President and Chairperson are appointed for such term as the Governor in Council considers appropriate. Directors are appointed by the Minister, with the approval of the Governor in Council for a term not exceeding four years.
- Directors are eligible for reappointment but typically must follow the GIC appointment process. At the expiry of their terms, members continue to serve until they are formally replaced, or they resign.
- The Government seeks to establish a balanced board of directors that collectively possesses the required competencies and a proper balance of diversity. The Board has a competency and diversity matrix, which identifies the competencies, knowledge and diversity that is collectively required on the Board.

• [REDACTED]

First Nations Market Housing Fund (Fund)

Background and Appointment Process:

- The FNMHF was created in 2007 to promote and support the expansion of market-based housing in on-reserve First Nation communities.
- The Fund was established as an autonomous entity on March 31, 2008, through an Indenture of Trust. CMHC was the initial manager of the Fund, but over the years the Fund's Board has taken on responsibility for the operations of the Fund.
- The Board of Trustees is composed of nine members, including a Chairperson and Vice-Chairperson. The trustees represent a broad range of professional, business and Indigenous skills and experience. The trustees are responsible for overseeing the Fund's governance and practices, and guiding its direction to achieve its objectives.
- Six trustees are appointed by the Minister for CMHC (three representing the private financing sector and three representing the public sector). Three trustees are appointed from First Nation communities by the Minister for Indigenous Services. There must be mutual consultation on all appointments.
- Trustee appointments were completed in July 2020. The Board of Trustees is composed of nine qualified individuals, who bring the required skills, as well as regional representation, were appointed to the Board of Trustees. Eight of the trustees were new appointments to the Board and one was the former Chairperson, John Beaucage.
- Trustees were appointed for 2-3 year terms [REDACTED]. Trustees may be reappointed; however, no trustee may serve in office consecutively for more than two terms.



Granville Island Council

Background and Appointment Process:

- Granville Island is a cultural, recreational, and commercial development near downtown Vancouver, owned by the Government of Canada.
- The administration, management, and control of Granville Island was transferred to CMHC by Order-in-Council in 1973. CMHC administers the ongoing operations, planning, and development of Granville Island on a self-sustaining basis through the Island's lease and parking revenues.
- It currently includes approximately 700,000 sf. of net leasable area and accommodates over 275 businesses, providing approximately 2,500 Full Time Equivalent jobs (external to CMHC) and, pre-Covid, was generating approximately \$262 million annually in economic activity.
- The new Granville Island Council was established in September 2019 to strengthen local authority and autonomy while remaining accountable to the Government of Canada. The Council has enhanced responsibilities and decision making authorities and is composed of up to seven members, four of which are appointed by the Minister responsible for CMHC, two appointed by CMHC (by the General Manager of Granville Island), and one appointed by the City of Vancouver (by the City Manager).
- All Council member appointments are four-year terms. The Minister may, at any time, remove any of his/her appointees, and the resulting vacancy will be filled pursuant to the process of establishing an ad hoc nominating committee and making recommendations to the Minister. This process applies to any vacancy that arises on the Council as a result of the resignation, death, or incapacity of a Local Representative.

Stakeholders

Assembly of First Nations (AFN)

Overview

The Assembly of First Nations (AFN) is a national advocacy organization representing over 630 First Nation communities in Canada, advocating for First Nations care, control and management over their housing matters through the full transfer of authority over housing and related infrastructure from the federal government.

Key Members

Irving Leblanc, Director, Housing, Infrastructure and Emergency Services

Canadian Real Estate Association (CREA)

Overview

Canadian Real Estate Association (CREA) is one of Canada's largest single-industry trade Associations. Membership includes more than real estate brokers, agents and salespeople, working through real estate Boards and Associations across Canada.

Key Members

Michael Bourque, Chief Executive Officer

Canadian Bankers Association (CBA)

Overview

The Canadian Bankers Association (CBA) is the voice of more than 60 domestic and foreign banks operating in Canada and their employees and it continues to provide governments and others with a centralized contact to all banks on matters relating to banking in Canada.

Key Members

Neil Parmenter, President and Chief Executive Officer

Canadian Federation of Apartment Associations (CFAA)

Overview

The Canadian Federation of Apartment Associations (CFAA) represents the owners and managers of close to one million residential rental suites in Canada, through 11 associations across Canada and direct landlord memberships. It advocates for the interests of the residential rental industry to the federal government of Canada.

Key Members

John Dickie, President

Canadian Home Builders' Association (CHBA)

Overview

The Canadian Home Builders' Association represents the home building industry in Canada. It advocates on residential construction, housing affordability and accessibility, the underground economy in residential renovations, and the shortages of skilled labour in the residential trades.

Key Members

Larry Clay, President

Kevin Lee, Chief Executive Officer



Canadian Housing and Renewal Association (CHRA)

Overview

The Canadian Housing and Renewal Association (CHRA) is a national non profit organization that advocates for federal reinvestment in social housing, an increase in the supply of rental housing, and continued investments in existing federal housing and homelessness initiatives. Their work centers around four pillars:

- Keeping homes affordable
- Ending homelessness
- Renewing affordable housing communities
- Supporting a sustainable housing profession

Key Members

Timothy Crooks (Regional Director, Nova Scotia and PEI), President, Board of Directors

Jeff Morrison, Executive Director

Justin Marchand (Executive Director of Ontario Aboriginal Housing Services), Indigenous Caucus Chair

Federation of Canadian Municipalities (FCM)

Overview

FCM members represent around 90 per cent of Canada's municipal population and actively advocates to have the needs of municipalities reflected in federal policies and programs including housing, infrastructure, expanding the supply of affordable housing, and preserving the existing affordable housing stock.

Key Members

Carole Saab, Chief Executive Officer

Joanne Vanderheyden, Councillor, Middlesex County, ON, President

Mike Savage, Mayor of Halifax, Chair of FCM Big City Mayors' Caucus

Le front d'action populaire en réaménagement urbain (FRAPRU)

Overview

The Front d'Action Populaire en réaménagement urbain is a national organization that includes members advocating in favor of the right to housing. It is also involved with issues of urban planning, fight against poverty as well as the fight for economic and social rights and the protection of public services and social programs.

Key Members

Marie-Josée Corriveau, Coordonator

Véronique Laflamme, Spokesperson

Céline Magontier, Organiser

Habitat for Humanity Canada

Overview

With the help of volunteers, donors and Habitat homeowners, local Habitats in every province and territory across Canada help build and rehabilitate decent and affordable homes, from single-family houses to multi-unit developments.

Key Members

David Sauvé, Chair

Julia Deans, President and Chief Executive Officer

Inuit Tapiriit Kanatami (ITK)

Overview

Inuit Tapiriit Kana Tami (ITK) represents 65,000 Inuit from the region of Inuit Nunangat (or the Inuit homelands), and serves as national voice to protect and advance the rights and interests of Inuit in Canada, working to improve their health and wellbeing. According to the 2016 Census, over half (51.7%) of Inuit in Inuit Nunangat are living in crowded housing. In addition, 31.5% of Inuit in Inuit Nunangat live in homes that require major repairs.

Key Members

Natan Obed, President

Monica Ell-Kanayuk, Vice-President

Métis National Council (MNC)

Overview

Since 1983, the Métis National Council (MNC) has represented the Métis Nation nationally and internationally. It receives its mandate and direction from the democratically elected leadership of the Métis Nation's governments from Ontario westward to British Columbia. Specifically, the MNC reflects and moves forward on the desires and aspirations of these Métis governments at the national and international level.

Key Members

David Chartrand, President

Mortgage Professionals Canada (MPC)

Overview

Mortgage Professionals Canada (MPC) (formerly known as CAAMP) is a non-profit, national mortgage industry association representing mortgage brokerages, lenders, insurers and industry service providers. MPC members make up the largest network of mortgage professionals in the country.

Key Members

Dong Lee, Chair

Canadian Alliance to End Homelessness (CAEH)

Overview

The Canadian Alliance to End Homelessness leads a national movement of individuals, organizations and communities working together to end homelessness in Canada through structured, supportive and data driven initiative like the built for zero effort. They aim at ending chronic homelessness and veteran homelessness – a first step on the path to eliminating all homelessness in Canada.

Key Members

Tim Richter, President and Chief Executive Officer

National Right to Housing Network

Overview

The National Right to Housing Network is dedicated to the meaningful implementation of the human right to housing in Canada by:

- Bringing the civil society together
- Working with governments
- Identifying and testing solutions to systemic barriers
- Exploring research
- Expanding the right to housing to provincial, territorial, and municipal jurisdictions.

Key Members

Michèle Biss, Project Manager

Women's Shelters Canada

Overview

Women's Shelter Canada provides a strong, unified, pan-Canadian voice on the issue of violence against women. The organization creates opportunities to exchange ideas, shares resources and connects knowledgeable and dedicated individuals from coast to coast to coast to help promote best practices.

Key Members

Lise Martin, Executive Director

The Shift

Overview

The Shift recognizes housing as a human right, not a commodity or an extractive industry. The Shift restores the understanding of housing as home, challenging the ways financial actors undermine the right to housing. Using a human rights framework, The Shift provokes action to end homelessness, unaffordability, and evictions globally.

Key Members

Leilani Farha, Global Director

Congress of Aboriginal Peoples

Overview

The Congress of Aboriginal Peoples (CAP) is one of five National Indigenous Organizations recognized by the Government of Canada. It includes off-reserve status and non-status Indians, Métis and Southern Inuit Aboriginal Peoples, and serves as the national voice for its provincial and territorial affiliate organizations. CAP also holds consultative status with the United Nations Economic and Social Council (ECOSOC), which facilitates its participation on international issues of importance to Indigenous Peoples.

Key Members

Elmer St. Pierre, National Chief

Jim Devoe, Chief Executive Officer



Services Provided to the Minister's Office

We have a direct relationship with your office and have our own departmental assistant to provide support with all of your requests. That said, we do work closely with our colleagues at ESDC. We have a Memorandum of Understanding in place with ESDC that clearly outlines our respective roles and responsibilities in relation to housing and homelessness. The MOU can be found in Annex B.

We provide direct support on policy matters, briefings, Memoranda to Cabinet, Treasury Board Submissions, Communications, parliamentary affairs, ministerial events and correspondence.

Ministerial Briefings, Cabinet affairs, and other Materials

CMHC's President and senior officials are available to provide oral briefings for the Minister and the Minister's staff on the company's activities and matters/issues relating to housing. The Deputy Chief of Staff is your contact to coordinate all ministerial briefings, the briefing materials for the Minister and the Minister's staff, including notes, books, and deck presentations, and cabinet-related business, including MCs.

Parliamentary Affairs Products

The Parliamentary Affairs team monitors daily Parliamentary business on housing and CMHC operation-related matters. The team coordinates and prepares all products related to parliamentary matters concerning CMHC's operations and policies, including Question Period Cards, parliamentary returns, materials for adjournment debates and materials for parliamentary committee appearances. We also respond to enquiries from parliamentarians. The Manager, Parliamentary Affairs will coordinate your requests.

Ministerial Correspondence

The correspondence team is responsible for handling all ministerial correspondence related to housing and/or CMHC. While we coordinate, draft, and approve correspondence, the Minister's office will submit requests via ESDC's Ministerial Executive Correspondence Services unit for the tracking, assignment, and processing.

Media Relations

Our Media Relations team responds to media inquiries and provides messaging, statements and other external communications products as required, on housing issues. They issue news releases and media advisories on CMHC-related matters and provide media briefings following the release of CMHC reports. Communications materials that deal with housing policy-related topics are provided to the Minister's Office for approval, while those dealing with CMHC operations are provided for information purposes.

Media Monitoring

We provide media monitoring service encompassing print, broadcast, Web and social media coverage. Media clippings on housing-related topics are provided to the Minister's Office on a daily basis.

Ministerial Events and Speechwriting

We identify events that may be attended by the Minister (or Members of Parliament/Senators representing the Minister), liaise with provinces/territories and other partners, and provide related communications materials and support. We have speechwriters to support these functions as well.

Name	Type of requests	Contact Information
Marie-Claude Tremblay, Chief of Staff		Telephone: 613-748-2178 Email: mctrembl@cmhc-schl.gc.ca
Jonathan Lefebvre, Deputy Chief of Staff	<ul style="list-style-type: none"> • Main liaison with the Minister's office • Policy related requests • Requests from regional desks • Briefing requests 	Telephone: 613-748-2714 Email: jblefebv@cmhc-schl.gc.ca
Patrick Perron, Manager, Parliamentary Affairs and Ministerial Correspondence	<ul style="list-style-type: none"> • Parliamentary Affairs, including opposition day & adjournment debates, parliamentary returns, QP Cards, committee preparation. • Ministerial Correspondence 	Telephone: 613-740-5869 Email: pperron@cmhc-schl.gc.ca
Sabrina Ostler, Senior Manager, Briefings and ATIP	<ul style="list-style-type: none"> • Briefings • Access to Information 	Telephone: 613-748-2160 Email: sostler@cmhc-schl.gc.ca
Marie-Anna Murat, Vice-President, Communications and Marketing	<ul style="list-style-type: none"> • Communications • Marketing 	Telephone: 514-587-9438 Email: mmurat@cmhc-schl.gc.ca
Teresa Amoroso, Senior Manager, Media and Digital Engagement	<ul style="list-style-type: none"> • Media relations • Media Monitoring • Social Media 	Telephone: 613-748-4046 Email: tamoroso@cmhc-schl.gc.ca
Mark Salerno, Manager, Events and Executive Engagement	<ul style="list-style-type: none"> • Ministerial event coordination and speech writing 	Telephone: 416-250-3219 Email: msalerno@cmhc-schl.gc.ca

Annex A – Memorandum of Understanding With ESDC

MEMORANDUM OF UNDERSTANDING
CLARIFYING KEY ROLES AND RESPONSIBILITIES
RELATING TO HOUSING AND HOMELESSNESS

dated Sept. 17, 2019

between

CANADA MORTGAGE AND HOUSING CORPORATION
("CMHC")
and

DEPARTMENT OF EMPLOYMENT AND SOCIAL DEVELOPMENT
("ESDC")

1. CMHC and ESDC wish to record their agreement on clarifying their respective key roles and responsibilities in relation to housing and homelessness, establishing a mechanism to ensure coordination and good governance of the portfolio and ensuring that there is a seamless federal housing and homelessness policy continuum. This will be done while respecting the legislative authority and realms of expertise of CMHC and ESDC.

Canada Mortgage and Housing Corporation

per:

President and CEO

Department of Employment and Social
Development

per:

Deputy Minister

Attach.

Memorandum of Understanding CLARIFYING KEY ROLES AND RESPONSIBILITIES RELATING TO HOUSING AND HOMELESSNESS

Purpose

This MOU is intended to clarify the key roles and responsibilities of CMHC and ESDC in the area of housing and homelessness.

The intent is to provide the Minister of ESDC and Minister Responsible for CMHC with the best public policy advice, facilitate the creation and implementation of a seamless housing policy continuum while respecting the legislative authority and realms of expertise of ESDC and CMHC.

Context

This MOU replaces the previous MOU entered into between CMHC and ESDC (formerly the Department of Human Resources and Skills Development) dated January 11th, 2006.

Legislative Authority

CMHC

The current legislative framework includes the *National Housing Act* (NHA), the *Canada Mortgage and Housing Canada Act* (the CMHC Act), the *National Housing Strategy Act* (the NHS Act), and additional provisions of general application to Crown corporations set out in Part X of the *Financial Administration Act*.

CMHC's mandate and related powers are set out in the CMHC Act and the NHA. The scope of the NHA is quite broad. The NHA provides authorities for a comprehensive array of tools that can be used in support of this mandate along the points on the housing continuum from transitional and supportive housing to social housing through affordable rental to market housing. The NHA also includes authority for housing research, community planning and services, land assembly and development as well as international housing support.

Since 1945, the powers and functions under the NHA are stated to be those of the Corporation. The CMHC Act, section 17, states that the Corporation shall have, exercise and perform all rights, powers, duties, liabilities and functions of the Minister under the housing Acts or under any contract entered into under those Acts except the authority of the Minister to pay money out of the Consolidated Revenue Fund.

In summary, the NHA with the CMHC Act set out the powers and functions of the Government of Canada with respect to housing. The powers and functions in the NHA are assigned to CMHC through the CMHC Act. The CMHC Act defines the Corporation as being composed of the Minister and the Board of Directors. The Board of Directors has responsibility for managing the affairs of CMHC and specifically to approve and recommend to the Minister, amongst other matters, strategic policies and direction.

Memorandum of Understanding
CLARIFYING KEY ROLES AND RESPONSIBILITIES
RELATING TO HOUSING AND HOMELESSNESS

ESDC

For ESDC, the current legislative framework includes the *Department of Employment and Social Development Act* (DESDA).

Authorities for homelessness policies and programs extend from the Minister's powers, duties and functions relating to social development with a view to promoting social well-being and income security as outlined in section 5 of DESDA.

As per section 7 of DESDA, the Minister may, in exercising the powers and performing the duties and functions assigned by this Act, establish and implement programs designed to support projects or other activities that contribute to the social development of Canada and the Minister may make grants and contributions in support of the programs.

Roles and Responsibilities

The Privy Council Office (PCO) Guide Book for Heads of Agencies in describing portfolio management encourages all organizations in a Minister's portfolio to work together in the most appropriate and effective fashion, consistent with statute and while respecting the statutory-based relationship between a Minister and the agencies in a Minister's portfolio.

CMHC and ESDC both have roles to play in the development and delivery of housing and homelessness strategies.

The CMHC role is focused on improving housing affordability in Canada through housing policy and the delivery of federal housing programs and services, including those under the National Housing Strategy.

The role of ESDC in the housing continuum is focused on the development and delivery of federal policies and programs to prevent and reduce homelessness. This includes responsibility for Reaching Home: Canada's Homelessness Strategy under the National Housing Strategy. The Department also plays a role in ensuring "connectivity" between housing and homelessness, as part of the full housing continuum and within the National Housing Strategy.

A more specific description of the key roles and responsibilities of CMHC and ESDC is outlined on the following chart:

Memorandum of Understanding
CLARIFYING KEY ROLES AND RESPONSIBILITIES
RELATING TO HOUSING AND HOMELESSNESS

ACTIVITY	ROLE OF CMHC	ROLE OF ESDC
<i>Policy Development</i>		
Development of Budget and Policy Proposals to Central Agencies and Cabinet.	<p>In relation to housing policies and programming:</p> <ul style="list-style-type: none"> ○ Develop key policy documents such as Memoranda to Cabinet and Budget proposals. ○ Liaise with Central Agencies, other federal departments, Indigenous partners and provincial/territorial and municipal governments. ○ Engage Canadians, including people with lived experience/expertise in the development of policy advice. ○ Provide input and support to ESDC on linkages to homelessness policy proposals. <p>The President and CEO of CMHC is to approve housing submissions and proposals prior to ministerial approval.</p>	<ul style="list-style-type: none"> • In relation to homelessness policies and programming: <ul style="list-style-type: none"> ○ Develop key policy documents such as Memoranda to Cabinet and Budget proposals. ○ Liaise with Central Agencies, other federal departments, Indigenous partners and provincial/territorial and municipal governments. ○ Engage Canadians, including people with lived experience/expertise in the development of policy advice. • Provide input and support to CMHC on linkages to government priorities and horizontal aspects of housing policy proposals. • Provide advice to the Minister where the Minister seeks such advice. <p>The Deputy Minister of ESDC is to approve homelessness submissions and proposals prior to ministerial approval.</p>

Memorandum of Understanding
CLARIFYING KEY ROLES AND RESPONSIBILITIES
RELATING TO HOUSING AND HOMELESSNESS

ACTIVITY	ROLE OF CMHC	ROLE OF ESDC
Policy Research	<p>Guide, manage and conduct housing policy research, data collection and analysis to support program and policy development.</p> <p>Support ESDC on horizontal dimensions and relationships to other federal social policy priorities.</p>	<p>Conduct research and data collection and analysis to support program and policy development, and provincial/territorial engagement</p> <p>Conduct research on current and emerging issues that affect homelessness.</p> <ul style="list-style-type: none"> Identify linkages between housing/homelessness and other social policy areas (e.g. health, poverty, immigration, corrections).
Corporate Planning	Prepare Corporate Plan in accordance with the FAA and in support of CMHC's strategy and priorities.	Provide input to corporate planning as it relates to homelessness programming and federal homelessness policy.
Program Operations	Responsible for delivering program initiatives under the National Housing Strategy, other housing operations and connecting the Reaching Home delivery network with CMHC opportunities for funding.	<p>Responsible for ongoing delivery of Reaching Home and management of national Grants and Contributions.</p> <p>Contribute expertise in homelessness policy to support the delivery of the National Housing Strategy (e.g. Federal Lands Initiative) and other housing initiatives.</p>
New legislation and/or legislative amendments	Prepare drafting instructions for new legislation relating to housing, and work with central agencies and other government departments (including the Department of Justice, as appropriate) to ensure that the housing policy intent is captured while respecting legal considerations.	Provide input and support to CMHC and the Minister on the drafting and/or amending of any legislation relating to housing and homelessness.



Memorandum of Understanding
CLARIFYING KEY ROLES AND RESPONSIBILITIES
RELATING TO HOUSING AND HOMELESSNESS

ACTIVITY	ROLE OF CMHC	ROLE OF ESDC
Governor in Council appointments	CMHC to work with PCO and the Orders in Council division to support the process for Governor in Council appointments of CMHC Board of Directors members.	
Ministerial appointments	CMHC to work with the Minister for CMHC to support the process for ministerial appointments that fall under CMHC responsibility.	Provide support as required to CMHC on the ministerial appointment process
<i>Federal/Provincial/Territorial Relations</i>		
Bilateral Agreements and Relations	Lead negotiations and management of housing agreements with provinces and territories and engage provinces and territories in housing policy discussions and issue resolution. Encourage provincial/territorial co-operation and coordination on horizontal issues through the FPT Forum on Housing and other intergovernmental tables.	Engage with provinces/territories bilaterally, through housing and social services intergovernmental tables, to improve coordination between federal and provincial/territorial homelessness programming. Encourage provincial/territorial co-operation and coordination on horizontal issues.
Multi-lateral Meetings and Arrangements	Lead and direct FPT multilateral housing meetings, such as the FPT Forum on Housing at the minister, deputy minister and senior official levels. Lead the development of new or amended multilateral arrangements, such as the FPT Housing Partnership Framework. Lead negotiations and conclude/manage bilateral agreements, such as the NHS bilateral agreements.	Engage with provinces/territories multilaterally to improve coordination between federal and provincial/territorial homelessness programming. Participate in FPT housing meetings and discussions on horizontal aspects of housing policy.

Memorandum of Understanding
CLARIFYING KEY ROLES AND RESPONSIBILITIES
RELATING TO HOUSING AND HOMELESSNESS

ACTIVITY	ROLE OF CMHC	ROLE OF ESDC
<i>Research and Information Dissemination</i>		
Housing Need and Technical Research	Guide, manage and conduct research on housing needs and priorities identified under the National Housing Strategy, housing markets and housing finance, technical housing issues and community planning issues per mandate under Part IX of NHA, as well as other housing research and innovation initiatives under the Strategy.	Ex-officio member of the National Housing Council.
Housing Market Analysis, Surveys and Forecasts	Lead and work with other federal departments and stakeholders on the collection, analysis and dissemination of housing statistical information.	N/A
Program Evaluation and Internal Audit	Evaluate housing programs and services with ESDC input on areas where housing and homelessness intersect and on housing components of horizontal evaluations. Conduct internal audits of housing programs and services.	Evaluate Government of Canada homelessness programming. Conduct internal audits of Government of Canada homelessness programming and manage external audit liaison activities when appropriate. Input on areas where housing and homelessness intersect.
<i>Ministerial Support Services</i>		
Briefings, Correspondence, Parliamentary Affairs, Ministerial Events, Communications, Stakeholder Relations, Media Relations	On all matters related to housing and CMHC programs and activities. Support activities to include: <ul style="list-style-type: none"> ○ preparation of briefing materials; ○ Departmental liaison role between CMHC and MINO; ○ Providing MINO and ministerial briefings; ○ preparation of ministerial correspondence; ○ responding to requests and enquiries under both the 	On all matters related to homelessness and ESDC programs and activities. Support activities to include: <ul style="list-style-type: none"> ○ coordination of CMHC Ministerial correspondence; ○ identifying opportunities and provide collateral and support for meetings and events; ○ preparing news releases,



Memorandum of Understanding
CLARIFYING KEY ROLES AND RESPONSIBILITIES
RELATING TO HOUSING AND HOMELESSNESS

ACTIVITY	ROLE OF CMHC	ROLE OF ESDC
	<p><i>Access to Information Act</i> and the <i>Privacy Act</i>;</p> <ul style="list-style-type: none"> ○ identifying opportunities and provide collateral and support for meetings and events; ○ preparing news releases, backgrounders, speeches and other public communications; ○ conducting consultations with stakeholders and public; and, ○ management of media relations and development of materials for media on housing issues; ○ Preparing responses to parliamentary questions and petitions assigned to CMHC and submitting directly to PCO; ○ Providing MINO with QP Cards, speeches for use in the House of Commons; ○ Lead preparation of government responses related to housing; ○ Provide support and materials for governmental and private members bills related to housing; ○ Represent CMHC and housing related matters at interdepartmental meetings including those led by PCO; 	<p>backgrounders, speeches and other public communications;</p> <ul style="list-style-type: none"> ○ conducting consultations with stakeholders and public; ○ management of media relations and development of materials for media on homelessness issues; ○ and, ○ coordinating materials for ESDC Ministers and Ministers' offices as required, which include tasking and processing CMHC's files to the Ministers' offices.
<p><i>Access to Information Act</i> and the <i>Privacy Act</i></p>	<p>Responding to requests and enquiries under the <i>Access to Information Act</i> and the <i>Privacy Act</i>;</p> <p>Proactive publication of all required CMHC-related material under Part 2 of the <i>Access to Information Act</i>.</p>	<p>Responding to requests and enquiries under both the <i>Access to Information Act</i> and the <i>Privacy Act</i>;</p> <p>Proactive publication of all required ESDC-related material under Part 2 of the <i>Access to Information Act</i>;</p>

Annex B – One-Pagers on Accomplishments and Key Issues

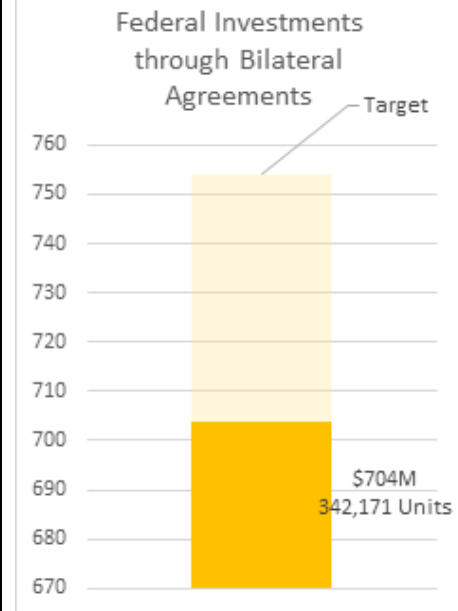
CANADA

Bilateral Agreements with PTs:

The Government of Canada signed agreements with each of the provinces and territories to cost-match and deliver funding under the National Housing Strategy to protect, renew and expand social and community housing.

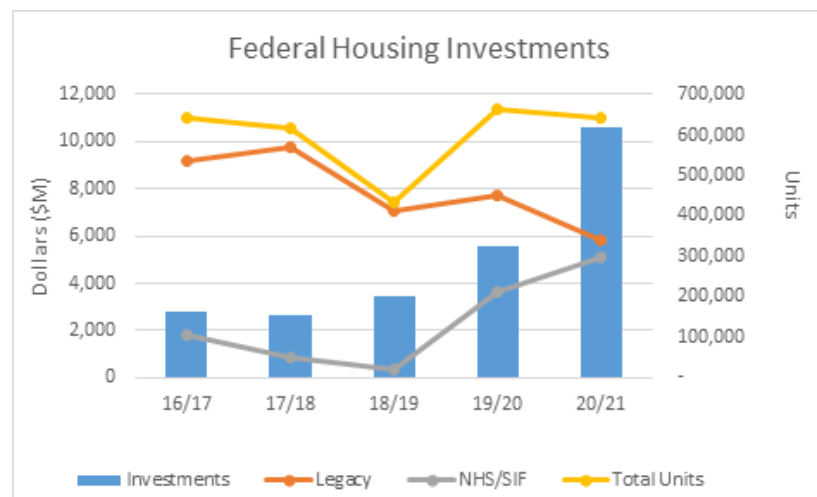
More than \$15B in joint federal/provincial/territorial funding over 9 years (until 2028).

To date, **\$704M** has been committed by the Federal Government to **support over 42,000 households**.



Federal investments in housing

Since 2016, the Government of Canada has committed **over \$27.6 billion** in Canada to provide adequate and suitable housing to over **1,280,000 households**.



**Federal investments made through NHS Bilateral Agreements with provinces and territories
(as at June 30/21):**

National Housing Strategy Supply Programs:

Rental Construction Financing Initiative (RCFI):

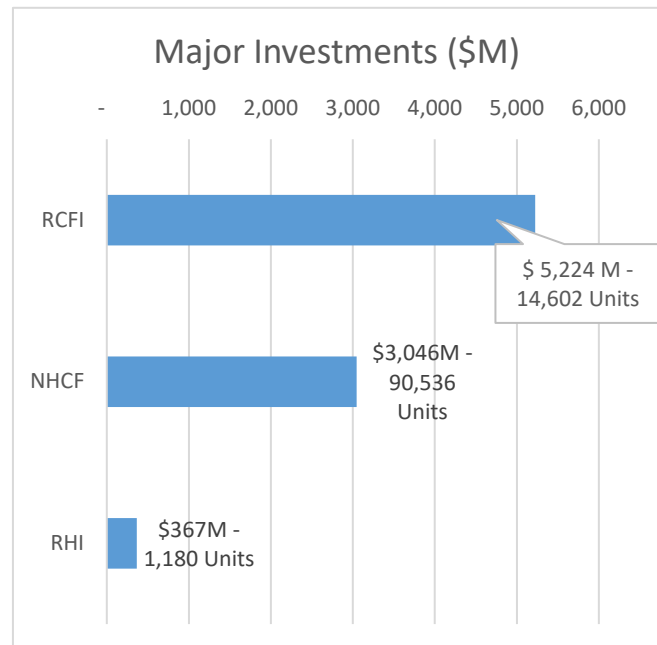
- Helps with the supply of new market rental housing options for middle class families.
- Since inception, **over \$11B has been committed** in Canada to benefit **over 32,100 households**.
- The intent of the program is not to create affordable housing, but to create market-rent units closer to work for nurses, police officers and others.

National Housing Co-Investment Fund (NHCF):

- **Over \$4B** (over \$2.8B in loans and over \$1.5B in contributions) invested to build over **15,800** new units and repair close to **90,500** units in Canada.
-

Rapid Housing Initiative (RHI) - Round 1:

- **Over \$1B** in investments through the Major cities and Projects Stream to benefit **over 4,700 households** in Canada.



Federal Government Housing Investments since 2016 (\$Millions)

<i>As at June 30, 2021</i>	Investments (M)	Units/Households
National Housing Strategy:		
- Bilateral Agreements	\$705	343,150
- National Housing Co-investment Fund	\$4,398	106,366
- Rental Construction Financing initiative	\$11,444	32,185
- Innovation Fund	\$208	19,100
- Federal Community Housing Phase I and II	\$64	29,784
Federal Lands Initiative	\$20	1,617
- Rapid Housing Initiative (RHI)	\$1,005	4,787
- First-Time Home Buyer Incentive	\$243	13,467
Reaching Home (ESDC)	\$452	N/A
Legacy Programs	\$7,524	568,710
Budget 2016	\$1,594	161,000
Total	\$27,657M	1,280,166

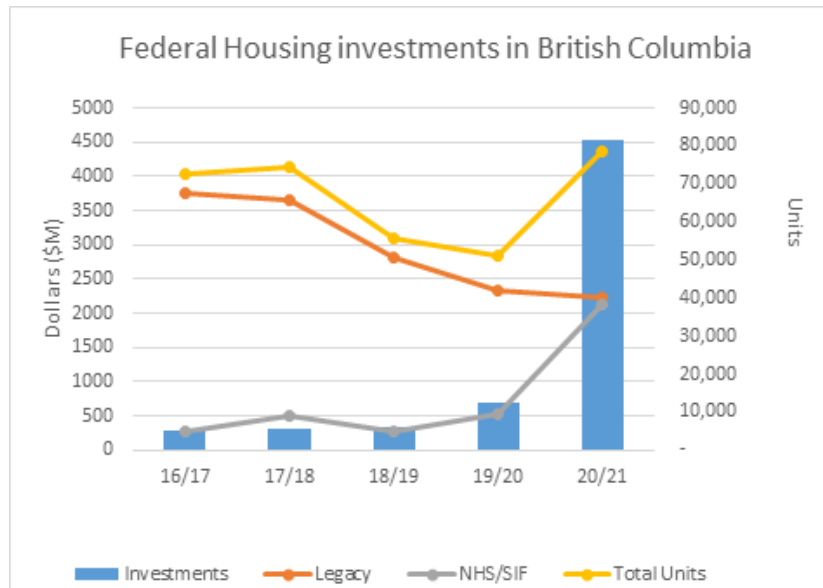
British Columbia

Vancouver's housing costs are among the highest in the world and its rate of homelessness is estimated to be the highest in Canada.

Housing affordability continues to be a major issue for families in British Columbia:

Since 2015, the Government of Canada has committed **close to \$6B** in British Columbia to help **126,900 households**.

British Columbia received just over 21% of all federal funding for housing, while its population represents 13% of all Canadians.



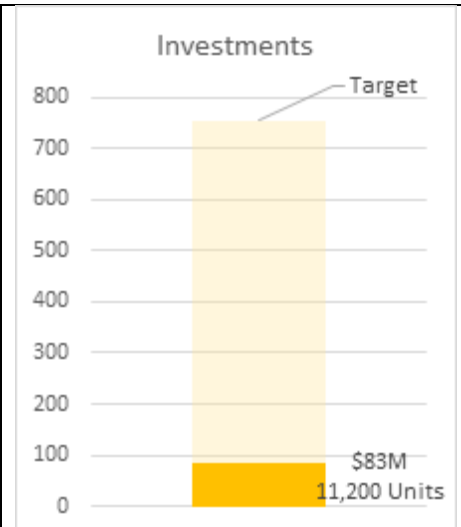
Federal investments made through NHS Bilateral Agreement with BC (as at June 30/21):

More than \$752M in federal funding over 9 years.

In June 2018, the Governments of Canada and British Columbia signed the CMHC-British Columbia Bilateral Agreement under the 2017 National Housing Strategy to protect, renew and expand social and community housing.

In the first three years of British Columbia's Action Plan, a total of \$268 million will be invested (\$134 million in matching contributions) from the Government of Canada and the Province of BC.

To date, we have invested **\$83M** to support over **11,200** households.



National Housing Strategy Supply Programs (as at June 30/21):

Rental Construction Financing Initiative (RCFi):

- Helps with the supply of new rental housing options for middle class families, which is why it is so popular and needed in British Columbia.
- Since 2017, **more than \$4.1B** has been invested in British Columbia to create housing for **over 10,000 households** (Approx. 36% of the RCFi funding made available).

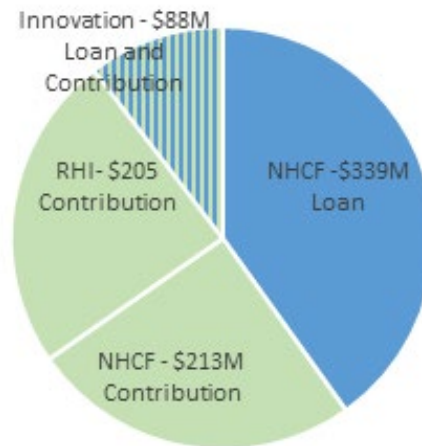
National Housing Co-Investment Fund (NHCF):

- CMHC simplified program processes with BC Housing to facilitate the layering of respective programs resulting in increased uptake. As of September 30, 2021, there were 53 active NHCF applications totaling 5,346 units.
- Over \$552M** to benefit over **4,600 households** (\$237M in loans and \$178M in contributions) in British Columbia (Approx. 11% of the NHCF funding made available).

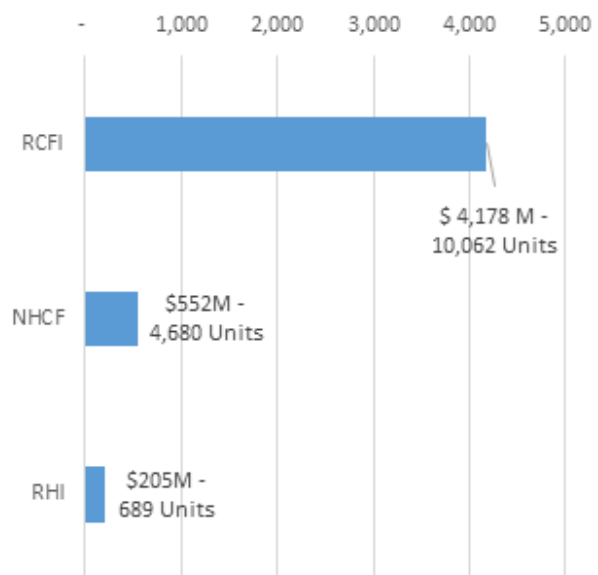
Rapid Housing Initiative (RHI) - Round 1:

- \$205M** in investments through the Major cities and Projects Stream to benefit **over 680 households** in British Columbia.

Affordable Housing (\$M)



NHS Housing Supply Investments (\$M)



Federal Government Housing Investments since 2016 (\$Millions)

<i>As at June 30, 2021</i>	Investments	Units/Households
National Housing Strategy:		
- Bilateral Agreement	\$83M	11,251
- National Housing Co-investment Fund National Stream	\$552M	4,680
- Rental Construction Financing Initiative	\$4,178M	10,062
- Innovation Fund	\$88M	8,142
- Federal Community Housing Initiative (Phase I and II)	\$19M	7,655
- First Time Home Buyer Incentive (FTHBI)	\$8M	448
- Rapid Housing Initiative (RHI)	\$205M	689
Reaching Home (ESDC)	\$63M	N/A
Legacy Programs	\$714M	78,600
Budget 2016	\$175M	5,430
Total	\$6,085M	126,957

Key Issues and Priorities

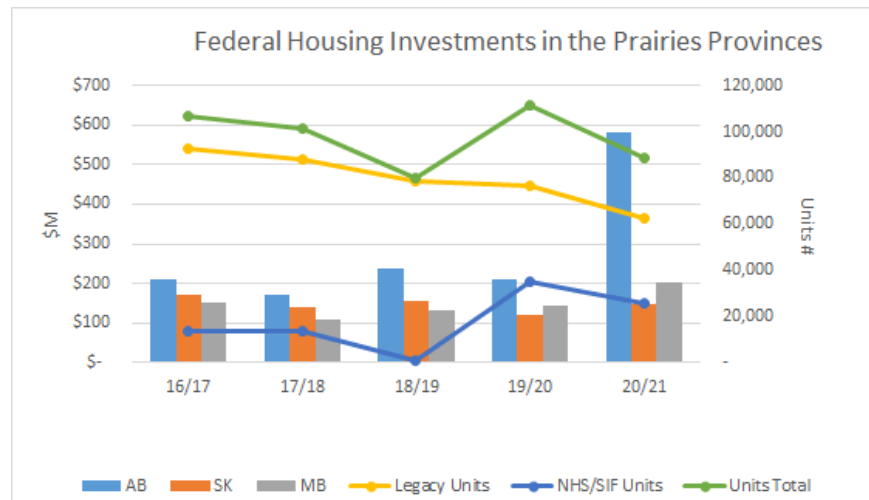
- In 2019, a B.C. based Expert Panel on the Future of Housing Supply and Affordability was created to make recommendations to the Governments of B.C. and Canada specifically on housing supply to ensure more homes are available for purchase or rental, and that more people can enter the housing market. The process includes listening to stakeholders including municipalities, experts and the public. Topics discussed thus far include rental housing, poverty reduction, money laundering in real estate and accessibility. A report has been released with recommendations.
- We have two Memoranda of Understanding with BC Housing. The first for \$75 million in National Housing Co-Investment Fund (NHCF) contributions for 1,500 units over 5 years. The second is a partnership with the City of Vancouver and BC Housing to create 300 units of supportive permanent housing over three years on 5 sites in Vancouver with an average contribution of \$50K per door as a forgivable loan under the NHCF.
- In 2021, we worked with BC Housing on a project alignment initiative to facilitate stacking of provincial and federal funding and to streamline processes for clients.
- A key priority for BC and Vancouver is a trilateral strategy to repair, redevelop and replace single room occupancy units in the Downtown Eastside, providing adequate and stable housing for the most vulnerable people. CMHC sits on an intergovernmental working group with the City of Vancouver and BC Housing and we expect a significant ask for federal funding, although the amount is not yet known.



- The City of Vancouver also has concerns about the 57 co-ops on City leased land with leases expiring over the next 20 years; the City recently put in place a framework for lease renewal, but looking to the federal government for funding to renovate and expand this housing stock. Your predecessor had asked the City if it is possible to create one single entity and to identify details to which of the co-ops required additional resources to complete repairs and/or expansions, although it has yet to respond.

Prairies

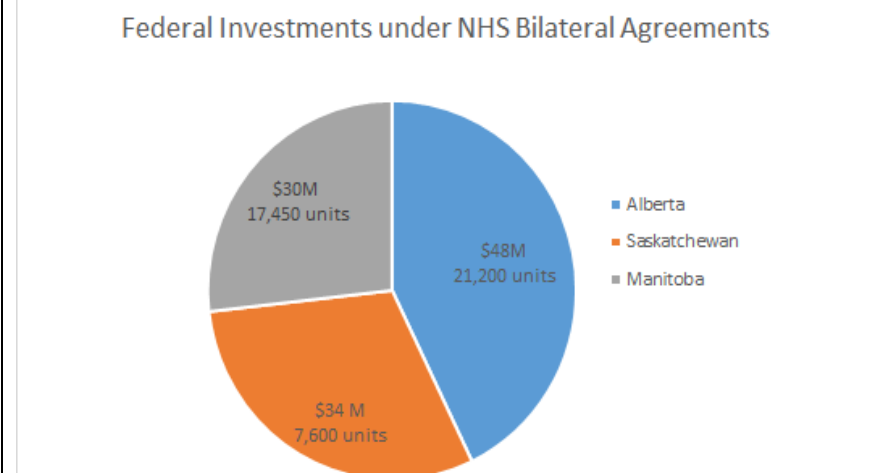
Since 2016, the Government of Canada has committed **over \$3B** in the Prairies to provide adequate and suitable housing to over **165,000 households**.



Federal investments under NHS Bilateral Agreements with the Prairies (June 30/21):

More than \$1.15 B in federal funding over 9 years (\$561M to Alberta, \$292M to Saskatchewan, and \$302M to Manitoba).

To date, **\$112M** has been invested to fund over **46,000 households**.



National Housing Strategy Supply Programs (June 30/21):

Rental Construction Financing Initiative (RCFi):

- Helps with the supply of new rental housing options for middle class families
- Since inception, **more than \$350M** invested in the Prairies to create housing for **over 1,550 households** (Approx. 3% of the RCFi funding made available).

National Housing Co-Investment Fund (NHCF):

- Over **\$320M** (\$242M in loans and \$78M in contributions) in the Prairies **to build close to 2,000 new units and repair over 1,000 units** (Approx. 7% of the NHCF funding made available).

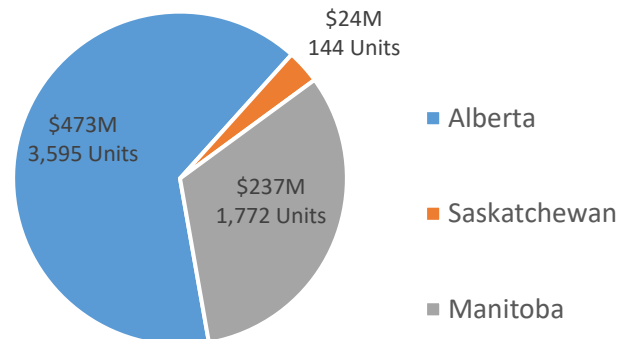
Rapid Housing Initiative (RHI) - Round 1:

- **\$142M** in investments through the Major cities and Projects Stream to benefit **850 households** in the Prairies.

Innovation Fund:

- **\$10M** investments to create housing for over **400 households**. (Approx. 5% of the Innovation funding made available).

NHS Housing Supply Investments



We remain in dialogue with the Province of Alberta to explore partnership opportunities, as they continue to work through the development and implementation of the recommendations of the Affordable Housing Review panel.

Federal Government Housing Investments since April 2016 (\$Millions)

<i>As at June 30, 2021</i>	Alberta	Saskatchewan	Manitoba	TOTAL
NHS Programs:				
Bilateral Agreements:				
- Investments	\$48M	\$34M	\$30M	\$112M
- Units/Households	21,200	7,600	17,450	46,250
National Housing Co-investment Fund:				
- Investments	\$149M	\$37M	\$134M	\$320M
- Units	1,700	180	1,250	3,130
Rental Construction Financing Initiative:				
- Investments	\$264M	-	\$87M	\$351M
- Units	1,200	-	375	1,575
Innovation Fund:				
- Investments	\$5M	-	\$5M	\$10M
- Units	300	-	100	400
Rapid Housing Initiative				
- Investments	\$85M	\$17M	\$40M	\$142M
- Units	545	84	222	851
First-Time Homebuyer Incentive:				
- Investments	\$88M	\$11M	\$17M	\$116M
- Units	3,900	665	1080	5,645
Federal Community Housing:				
- Investments	\$3M	-	-	\$3M
- Units	3,098	-	2	3,102
Legacy Programs:				
- Investments	\$647M	\$562M	\$372M	\$1,581M
- Units/Households	30,800	24,350	22,600	77,750
Budget 2016:				
- Investments	\$113M	\$73M	\$92M	\$278M
- Units	11,850	9,100	5,900	26,850
Reaching Home (ESDC):				
- Investments	\$63M	\$23M	\$34M	\$120M
TOTAL FUNDING	\$1,465M	\$757M	\$811M	\$3,033M
TOTAL UNITS/HOUSEHOLDS	74,593	41,979	48,524	165,096

Key Issues and Priorities

Alberta:

- Economic conditions in Alberta have created fiscal constraints for the provincial and municipal governments, limiting the province's ability to commit to new capital expenditures, including new affordable housing projects.
- A considerable portion of available housing that serves the most vulnerable in Alberta is owned/operated by the Province. We are trying to explore potential partnership opportunities to support the province's housing priorities, though conversations were slow prior to the election.
- The Affordable Housing Review Panel final report, released December 2020, outlined changes to Alberta's role in affordable housing, moving away from primary owner to regulator/funder. The Province has yet to announce the specific actions it will take, although changes at the local government level may be coming.
- Alberta expressed concern around the fact that RHI-2 programming relied on provincial operating subsidies; however, they offered support to a number of projects where RHI-2 program requirements complemented provincial priorities.

Saskatchewan:

- Saskatchewan's housing market has relatively high vacancies yet high housing need. The Province is sensitive to the suggestion that some of those available units are undesirable due to their location, condition, barriers to stable tenancies (e.g. aggressive eviction) and configuration (e.g. insufficient supply for vulnerable singles).
- To increase collaboration, program alignment and to stimulate uptake of federally delivered housing supply programs, we are working to establish a Standing Committee with the Saskatchewan Housing Corporation.
- In December 2021, Saskatchewan will co-chair the Federal/Provincial/Territorial Forum on Housing. Cultivating a more collaborative relationship with the Province is important, as the Saskatchewan Housing Corporation currently prioritizes fiscal modesty, low risk tolerance and a transactional relationship with CMHC.
- Under RHI- 2, Saskatoon and Regina were allocated funding under the Cities Stream.

Manitoba:

- Vacancy rates in Manitoba have improved, however, significant demand continues to exert pressure on social and affordable housing stock, and waitlists remain. Housing pressures vary within rural communities as some areas have experienced reduced demand due to demographic and population changes, whereas others have seen significant growth.

- Challenges in rural and northern communities include inappropriate housing (single vs. family), poor conditions and finding local housing service providers.
- Manitoba is disappointed in the lack of consultation for the RHI program design. The Province wished to deliver the program in their jurisdiction without having to apply and asked for better coordination of federal RHI investments with matching provincial operating and capital investments.
- The Province faces additional pressure to provide housing and support the homeless population. Manitoba's 2021 budget committed \$5 million for Manitobans experiencing homelessness due to COVID-19.
- We are discussing with the Province how CMHC programing (i.e. NHCF) can be leveraged to support the repair/regeneration of the provincially owned housing stock.

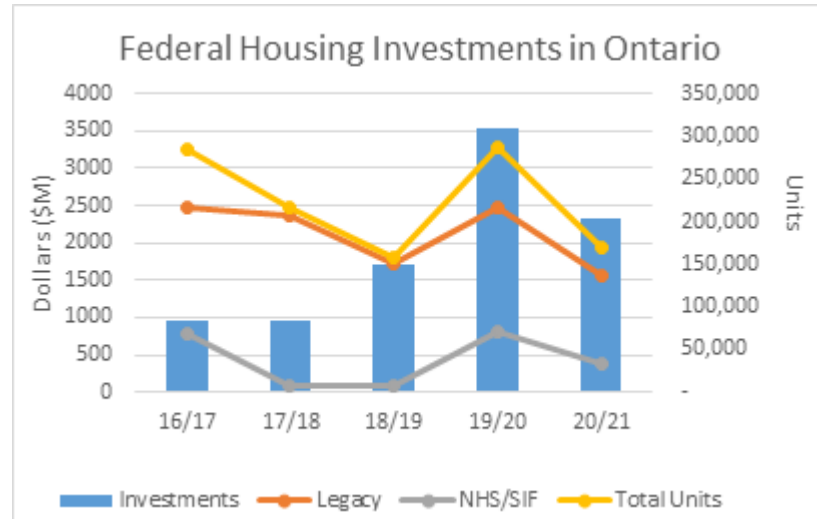
Ontario

Since 2016, the Government of Canada has committed **over \$12B** in Ontario to provide adequate and suitable housing to over **482,600 households**.

Ontario received 43% of all federal funding for housing, while its population represents 39% of all Canadians.

Housing affordability continues to be a major issue for families in Ontario:

- Highest Core Housing Need amongst provinces (15.3%)



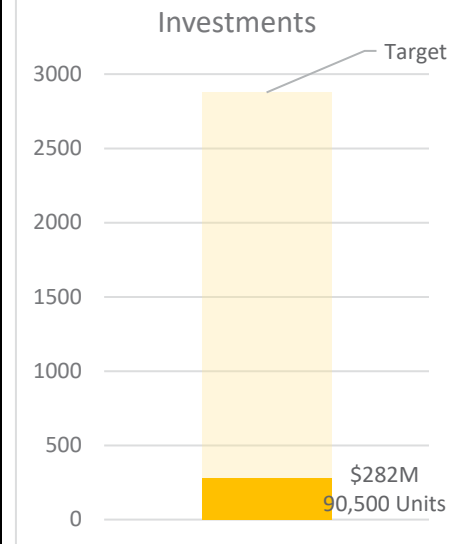
Federal investments made through NHS Bilateral Agreement with Ontario (as at June 30/21):

The Province of Ontario directs federal funding to its network of 47 Municipal Service Areas which are responsible for delivery of housing services and determine which funding programs will be offered based on local housing needs.

In April 2018, the Governments of Canada and Ontario signed the CMHC-Ontario Bilateral Agreement under the NHS to protect, renew and expand social and community housing.

More than \$2.8B in federal funding over 9 years.

To date, CMHC has invested **\$282 million** to support **90,500 households** in Ontario.



National Housing Strategy Supply Programs (as at June 30/21):

Rental Construction Financing Initiative (RCFI):

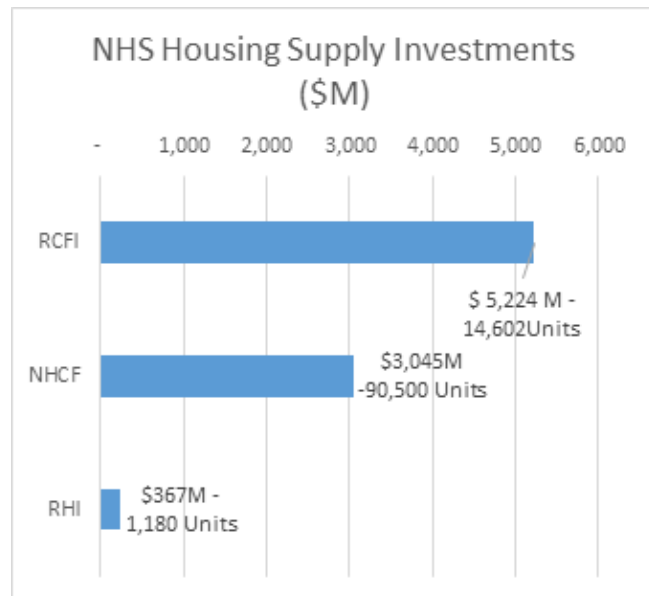
- Helps with the supply of new rental housing options for middle class families, which is why it is so popular and needed in Ontario.
- Since inception, **more than \$5B has been** invested in Ontario to create housing for **over 14,600 households**. (Approx. **46%** of the RCFi funding made available).

National Housing Co-Investment Fund (NHCF):

- Over \$3B** (\$2,056M in loans and \$989M in contributions) to build over **6,400 new units and repair close to 84,000 units** in Ontario (Approx. 69% of the NHCF funding made available). Toronto Community Housing represents **58,000 repair units**.

Rapid Housing Initiative (RHI) - Round 1:

- \$367M** in investments through the Major cities and Projects Stream to benefit **1,180 households** in Ontario.



Federal Government Housing Investments since 2016 (\$Millions)

<i>As at June 30, 2021</i>	Investments	Units/Households
National Housing Strategy:		
- Bilateral Agreement	\$282M	90,500
- National Housing Co-investment Fund National Stream	\$3,045M	90,500
- Federal Lands Initiative	\$16M	1,450
- Rental Construction Financing Initiative	\$5,224M	14,600
- Innovation Fund	\$57M	7,800
- Federal Community Housing Phase I and II	\$24M	10,800
- Rapid Housing Initiative (RHI)	\$367M	1,180
- Shared Equity Mortgage Program (SEMP)	\$4M	600
- First Time Homebuyer	\$17M	900
Reaching Home (ESDC)	\$149M	N/A
Legacy Programs	\$2,536M	187,400
Budget 2016	\$556M	76,900
Total	\$12,277M	482,630

Key Issues and Priorities

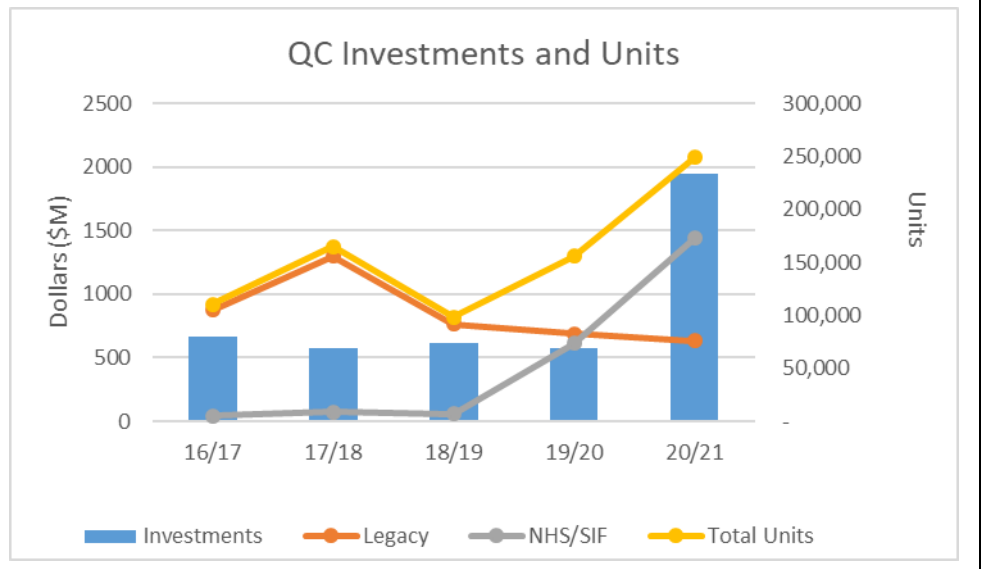
- Ontario has a 15% Core Housing Need (CHN) – highest among the provinces, and an increase of almost one percentage point since 2006, whereas Canada’s overall rate remained steady at 12.7%. Three quarters of the need is due to unaffordability. Ontario wants an amendment to our methodology in providing federal funding through the NHS bilateral agreement. They believe allocation should be tied to CHN, which would see increased funding for Ontario. A change in methodology would affect funding allocations to all provinces and territories and would require renegotiation of all bilateral agreements. Ontario receives the majority of federal funding for housing through our federally delivered programs.
- In a recent meeting between our President and Ontario’s Deputy Minister, Ontario expressed interest in learning more about housing commitments during the recent election campaign, in particular the proposed Housing Accelerator Fund. We recently started discussions with the Ministry of Municipal Affairs and Housing regarding high-interest rates (8-10%) for long-term, non-renewable loans for certain social housing providers under the Social Housing Agreement. While these rates were well below market when the loans were issued in the 1970s, it is not the case anymore. Of the 145 loans, 108 are with Indigenous housing providers, raising equity concerns. Some housing providers have threatened to publicize the issue. We agreed to work together and look at options.

Quebec

Since 2016, the Government of Canada has committed **over \$4.1 billion** in Quebec to help over **503,500 families**.

Housing affordability in Quebec:

- 9% of households are in Core Housing Need compared to the national average of 12.7% (2016)
- Median rents in Quebec are amongst the lowest in Canada
- Low vacancy rates at 2.5% (2020)



Asymmetrical Agreement with Quebec (as at June 30/21):

\$1.8 billion in federal funding over 9 years.

In October 2020, the Canada – Quebec Housing Agreement was signed.

The agreement waives the obligation for Quebec to submit an Action Plan as with the other provinces and territories, however Quebec must submit each year a general breakdown of the expected projects, number of units and the type of assistance provided (new construction, renovation or direct subsidy).

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National Housing Strategy Supply Programs (as at June 30/21):

Rental Construction Financing Initiative (RCFi):

- Helps with the supply of new rental housing options for middle class families, which is why it is so popular and needed in Quebec.
- Since 2017, **more than \$1.3B** committed in Quebec to create housing for **over 4,400 households**. (Approx. **10%** of the RCFi funding made available).

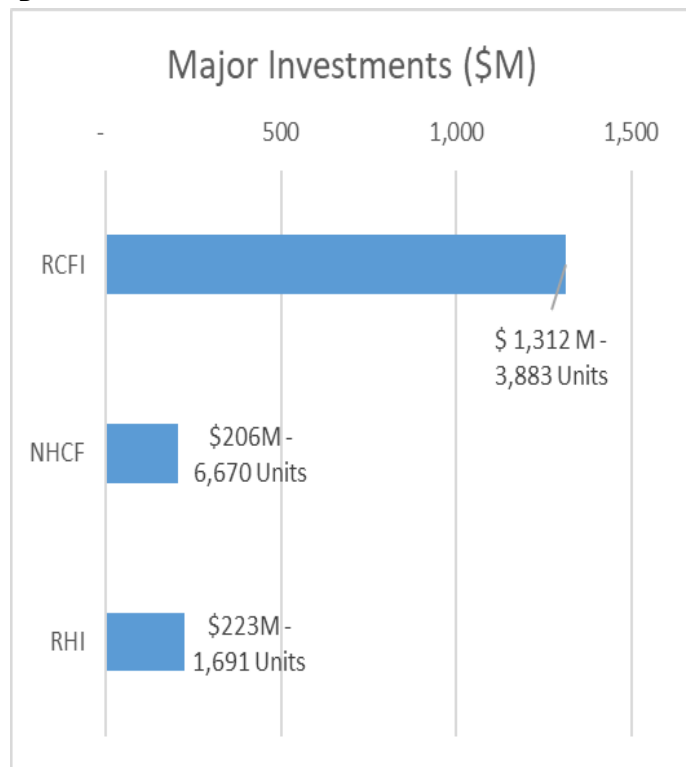
National Housing Co-Investment Fund (NHCF):

- CMHC simplified program processes and facilitated the layering with Quebec's Access-logis program, which resulted in quicker turnaround times.
- **Over \$206M** to benefit over **6,600 families** (\$46M in loans and \$62M in contributions) in Quebec. (Approx. **6%** of the NHCF funding made available).

Rapid Housing Initiative (RHI) - Round 1:

- **\$223M** in investments through the Major cities and Projects Stream to benefit **1,691 households** in Quebec.

B



Federal Government Housing Investments since 2016 (\$Millions)

<i>As at Mar 31, 2021</i>	Investments	Units/Households
National Housing Strategy:		
- Asymmetrical Agreement	\$138M	146,600
- National Housing Co-investment Fund National Stream	\$206M	6,670
- Rental Construction Financing Initiative	\$1,312M	4,456
- Innovation Fund	\$49M	2,665
- Federal Community Housing Phase I and II	\$18M	12,527
Federal Lands Initiative	\$3M	75
- Rapid Housing Initiative (RHI)	\$223M	1,691
- First Time Homebuyer Initiative	\$85M	5,174
Reaching Home (ESDC)	\$88M	N/A
Legacy Programs	\$1,726M	162,700
Budget 2016	\$321M	161,000
Total	\$4,169M	503,558

Key Issues and Priorities

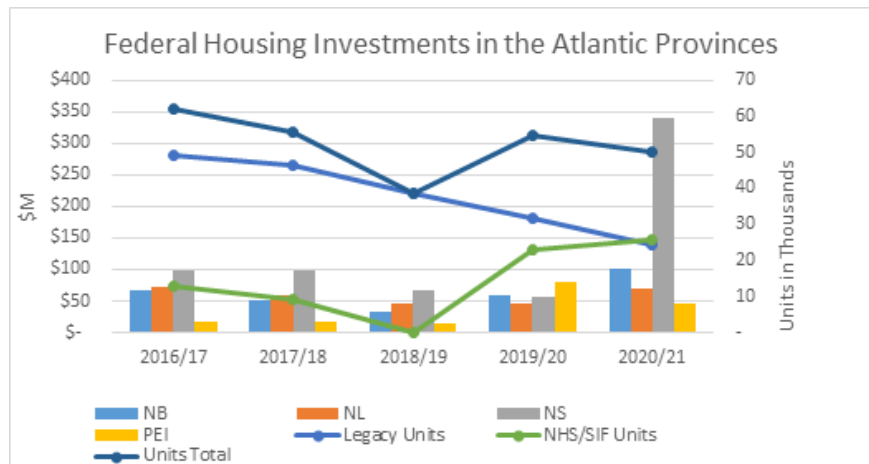
- The Government of Quebec announced \$25.7 million for additional contributions to its pyrrhotite program to cover pre-testing and compensate newly identified victims. Prior to the election, Quebec asked the Federal Government to participate in this new phase. Budget 2021 committed the Government to announce funding for pyrrhotite in the 2021 Fall Economic Statement. Quebec has requested \$27 million over three years. This is in addition to the \$30 million that Canada announced in 2016

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Atlantic

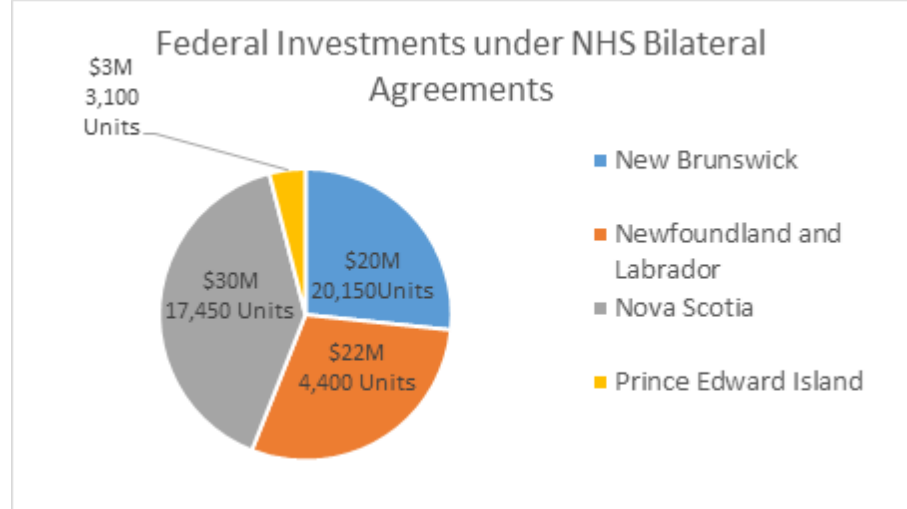
The Atlantic Provinces are the top four provinces in need according to the Housing Hardship Measure.¹ The biggest challenges are due to their rural nature, lack of financial partners, fiscal position, and lack of capacity in the social housing sector.

Since 2016, the Government of Canada has committed **\$1.4B** in Atlantic Canada to provide adequate and suitable housing to over **128,700** households.



Federal investments made through NHS Bilateral Agreements with the Atlantic Provinces (as at June 30, 2021)

More than \$649M in federal funding over 10 years (\$198.7M to New Brunswick, \$172.5M to Newfoundland and Labrador, \$256.9M to Nova Scotia and \$21.7M to Prince Edward Island). To date, the Federal Government has invested **\$75M** to fund the construction of over **500 units**, the repair and renovation of over **36,000 units**, and to subsidize over **8,600 units**.



¹ The Housing Hardship Measure is a housing affordability indicator which assesses a household's ability to afford basic living needs and housing expenses, addressing a gap that traditional income threshold measures (e.g. the 30% shelter cost-to-income ratio (STIR)) face where the measure does not speak to whether households can afford affording necessities such as food, clothing and transportation in addition to housing. An overview of this indicator can be found here: <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/research-reports/housing-needs/research-insight-introducing-housing-hardship-concept>

National Housing Strategy Supply Programs (June 30, 2021):

Rental Construction Financing Initiative (RCFi):

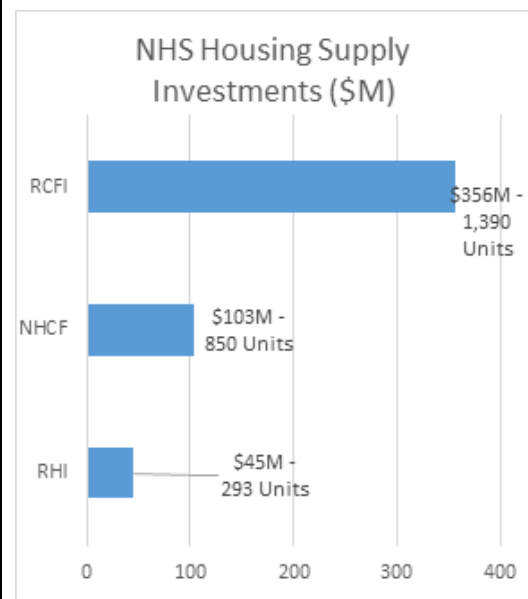
- Helps with the supply of new rental housing options for middle class families
- Since inception, **more than \$356M** invested in Atlantic Canada to create housing for **over 1,300 households** (Approx. 3% of the RCFi funding made available).

National Housing Co-Investment Fund (NHCF):

- Since inception, over **\$103M** (\$81M in loans and \$22M in contributions) in the Atlantic **to build over 660 new units and repair over 180 units** (Approx. 2% of the NHCF funding made available).

Rapid Housing Initiative (RHI) - Round 1:

- **\$45 million** in investments through the Major Cities and Projects Stream to benefit **290 households** in Atlantic Canada.



Federal Government Housing Investments since April 2016 (\$Millions)

<i>As at June 30, 2021</i>	New Brunswick	Newfoundland and Labrador	Nova Scotia	Prince Edward Island	TOTAL
NHS Programs:					
New Bilateral Agreements:					
• Investments	\$20M	\$22M	\$30M	\$3M	\$75M
• Units/Households	20,186	4,392	17,443	3,133	45,154
National Housing Co-investment Fund:					
• Investments	\$27M	\$2M	\$34M	\$41M	\$103M
• Units	367	28	227	228	850
Rental Construction Financing Initiative:					
• Investments	\$39M	-	\$259M	\$57M	\$356M
• Units	208	-	912	270	1,390
Federal Lands Initiative:					
• Investments	-	-	\$2M	-	\$2M
• Units	-	-	50	-	50
Rapid Housing Initiative					
• Investments	\$17M	\$8M	\$17M	\$3M	\$45M
• Units	141	29	108	15	293
First-Time Homebuyer Incentive:					
• Investments	\$5M	\$4M	\$7M	\$0.5M	\$16.5M
• Units	461	257	474	31	1,223
Legacy Programs:					
• Investments	\$155M	\$210M	\$254M	\$55M	\$674M
• Units/Households	13,200	17,000	23,200	4,100	57,500
Budget 2016:					
• Investments	\$43M	\$36M	\$57M	\$9M	\$144M
• Units	5,470	8,630	5,720	2,470	22,290
Reaching Home (ESDC):					
• Investments	\$6M	\$11M	\$2M	\$6M	\$26M
TOTAL FUNDING	\$312M	\$293M	\$662M	\$174.5M	\$1,441M
TOTAL UNITS/HOUSEHOLDS	40,033	30,336	48,134	10,247	128,750

Key Issues and Priorities

Across Atlantic

- Limited financial and organizational capacity in the non-profit housing sector makes development by non-profits very difficult without provincial government support.
- There is a high prevalence of low-income homeowners in comparison to other PTs; three out of the four Atlantic provinces have the lowest median income in the country, and PEI has the fifth lowest.
- There is a higher prevalence of people residing in rural settings versus urban settings as compared to the rest of Canada

New Brunswick (NB)

- In 2019, NB released its Housing Strategy for 2019-2029, with the following key themes: helping those in greatest need, making housing more affordable, providing housing options centered on people, and strengthening and developing partnerships – all of which align with the NHS and support NB's NHS Action Plan.
- NB supports a mixed-income, inclusive communities approach to housing expansion, involving the non-profit/co-operative housing and private sectors.
- NB's 2021 budget focuses on public health challenges and economic recovery. It includes \$10.8 million to increase availability of affordable housing units throughout the province in conjunction with the NHS and the CHB.
- NB has an aggressive immigration target and availability of housing for new immigrants represents a challenge to meet those targets. The New Brunswick Multicultural Council, a bilingual non-profit supporting immigrant-serving agencies, is working with stakeholders (CMHC included) to create a non-profit rural development corporation to help address the matter.

Newfoundland and Labrador (NL)

- NL is awaiting details of an urban, rural and northern Indigenous housing strategy. As there is a need in Labrador that the province is financially unable to address.
- NL is concerned with maintaining and optimizing current public rental housing stock. The current stock does not match the needs of applicants - consists primarily of homes with three+ bedrooms while 90% of applicants require one-or-two bedrooms.
- The public housing stock in NL is aging, with over half of the portfolio built 30-50 years ago. Through its Action Plan, NL Housing will modernize and improve the utilization of its public rental housing stock to ensure its long-term sustainability.
- There is a greater range of housing needs across NL now due to emerging social shifts (i.e. aging population, changes in family composition from larger to smaller families). NL is reviewing its programs to better align with the diverse needs.

Nova Scotia (NS)

- The proportion of NS's population aged 65+ increased to 19.9% in 2016 from 15.1% in 2006. This shifted the demand for different types of affordable housing and created increased demand for home repair and adaptation programs.
- A very high proportion (17%) of NS's population is low-income. NS also has the highest percentage of households in core housing need (12.8%) in the Atlantic.
- Housing Nova Scotia has had several changes in Ministry in the last 3 years. The previous government of Nova Scotia created an Affordable Housing Commission in 2020 which published a report in May 2021. The new government has not taken a position on the Commission's recommendations but did announce a number of new investments and initiatives on October 20th, 2021, including:
 - nearly \$35 million to support over 1,100 new affordable housing units throughout Nova Scotia and make 425 new rent supplements available immediately;
 - Annual residential rent cap of 2% put in place at the onset of Covid-19 to be maintained until December 2023;
 - New rules to protect tenants against renovation evictions, based on recommendations proposed by the Nova Scotia Affordable Housing Commission;
 - \$10.1 million over two years to provide wraparound supports, shelter and culturally-relevant housing for people struggling with homelessness.
 - Planning task force to focus on faster planning and development approvals for large residential projects in Halifax
 - Inclusionary zoning will also be added to the Halifax Regional Municipality Charter and the Municipal Government Act.

Prince Edward Island (PEI)

- PEI is the current co-chair of the FPT Forum on Housing until Saskatchewan assumes the co-chair position, scheduled for December 2021.
- PEI faces unique challenges on the availability and affordability of housing:
 - Seniors, 20% of PEI's population, are moving from rural PEI to renting in urban areas.
 - A high annual population growth (approximately 1.5% in 2019-20) from new immigrants and students stemming from the provincial immigration strategy and near zero vacancy rate.
 - Housing that previously was available as long-term rentals are frequently used as short-term rentals now to meet the lucrative and high demands for tourism accommodation.

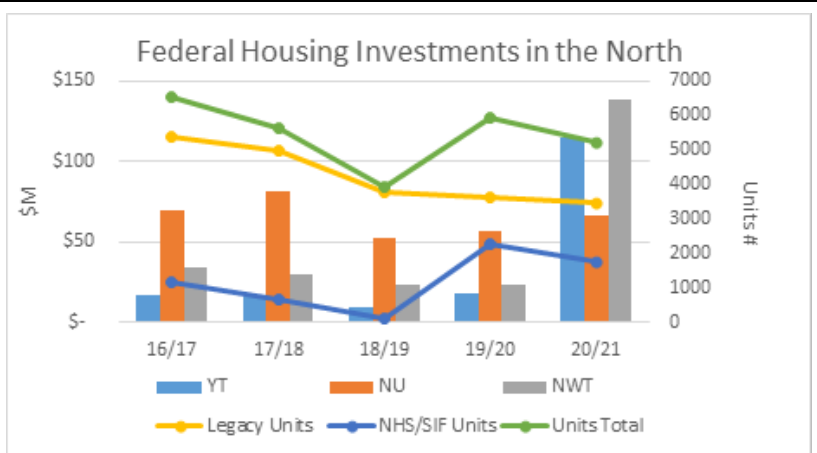
- In the past construction of new market rental units, which does not include affordable units, has typically been high-end units that appeal to retirees and seniors looking to downsize out of single detached homes. While not unique to PEI, it is a small province so the volume of these units relative to the number of new units being created is easily amplified.
- In 2018, PEI developed its Housing Action Plan which focused on providing timely access to safe, accessible, appropriate and affordable housing to all Islanders.
- In 2021, PEI provided its NHS Action Plan which focuses on preserving and supporting existing social housing units, the creation of new affordable and supportive mixed market housing units and funding towards renovation programs.

Northern Housing

Families in the North face unique housing challenges. To help address these challenges, the Government of Canada invests **more federal funding for housing per resident in the territories than the provinces:** Northwest Territories and Yukon receive 6-7 times more \$ per resident; Nunavut receives 12 times more.

Since 2016, the Federal Government has invested **over \$820M** across the three territories. This has helped over **10,700 households**.

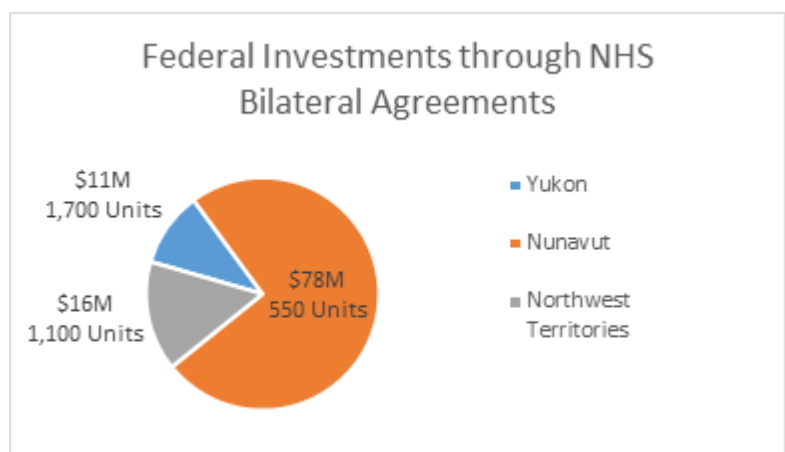
Through the National Housing Strategy, federal funding is supporting the creation of 4,100 units, 1,200 of which have already been built or committed.



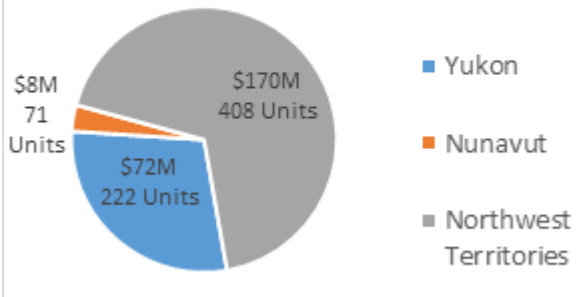
Federal investments under NHS Bilateral Agreements with the territories (as at June 30/21)

More than \$440M in federal funding over 10 years (\$298M to Nunavut, \$98M to Northwest Territories, \$51M to Yukon):

- \$140M to be cost-matched by the territories.
- \$300M Northern Funding top up which the territories do not have to match (\$240M to Nunavut, \$36M to Northwest Territories and \$24M to Yukon).
- To date, CMHC has invested **\$105M** and helped over **3,300 households in the North**.



National Housing Co-Investment Program (NHCF) (as at June 30/21)

<p>This program has benefited 700 households in the North.</p> <p>The NHCF includes a \$100M carve-out specifically for projects in the Yukon (\$40M) and Northwest Territories (\$60M).</p> <p>CMHC has simplified the NHCF application process and reduced the turnaround time by 50%.</p> <p>Territorial governments, Indigenous governments and organizations, and other community and housing organizations can access funding through the national stream of this program.</p>	<div><h3>NHCF Investments</h3><table><thead><tr><th>Region</th><th>Investment (\$M)</th><th>Units</th></tr></thead><tbody><tr><td>Northwest Territories</td><td>\$170M</td><td>408 Units</td></tr><tr><td>Yukon</td><td>\$72M</td><td>222 Units</td></tr><tr><td>Nunavut</td><td>\$8M</td><td>71 Units</td></tr></tbody></table></div> <div><h3>NHCF Northern Carve-out:</h3><ul style="list-style-type: none">Yukon - \$20M to build 79 units over next 5 yearsNorthwest Territories - Fully committed \$60M to support 126 units.</div>	Region	Investment (\$M)	Units	Northwest Territories	\$170M	408 Units	Yukon	\$72M	222 Units	Nunavut	\$8M	71 Units
Region	Investment (\$M)	Units											
Northwest Territories	\$170M	408 Units											
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Beyond the NHS:

- In the North, the co-developed distinctions-based Inuit Nunangat housing strategy (\$400M over 10 years) supports the Inuvialuit region in Northwest Territories.
- Since 2016, Crown Indigenous Relations Canada has provided a total of \$37.5M directly to the Inuvialuit government.
- Announced in June 2021, CMHC will deliver a \$420M over five years to support the construction of 38 new shelters and 50 transitional houses for First Nations, Inuit and Métis peoples across the country.



Annex

Federal Government Housing Investments since 2016 (\$ Millions):

<i>As at June 30, 2021</i>	Northwest Territories	Nunavut	Yukon	TOTAL
NHS Programs:				
NHS Bilateral Agreements:				
- Investments	\$16M	\$78M	\$11M	\$105M
- Units/Households	1,112	566	1,717	3,395
National Housing Co-investment Fund National Stream:				
- Investments	\$110M	\$8M	\$52M	\$170M
- Units	282	71	143	496
National Housing Co-investment Fund National Stream Carve-out (<i>as at Jun 2021</i>):				
- Investments	\$60M	-	\$20M	\$80M
- Units	126	-	79	205
Rental Construction Financing Initiative				
- Investments	-	-	\$22M	\$22M
- Units	-	-	87	87
Innovation Fund:				
- Investments	-	\$3M	-	\$3M
- Units	-	8	-	8
Rapid Housing Initiative:				
- Investments	\$4M	\$5M	\$13M	\$22M
- Units	18	15	50	83
Legacy Programs:				
- Investments	\$100M	\$151M	\$42M	\$293M
- Units/Households	2,350	1,850	560	4,760
Budget 2016:				
- Investments	\$20M	\$84M	\$16M	\$120M
- Units	940	452	337	1,729
Reaching Home (ESDC):				
- Investments	\$2M	\$2M	\$2M	\$6M
TOTAL FUNDING	\$312M	\$331M	\$178M	\$821M
TOTAL UNITS/HOUSEHOLDS	4,828	2,962	2,973	10,763

Key Issues and Priorities

- Housing is expensive to build, operate and maintain in the North, which has resulted in low rates of homeownership, poor housing conditions and greater reliance on subsidies. Remoteness, transportation, and lack of skilled trade professionals are key challenges in the North that hinder long-term planning and increase costs.
- We deliver federal funding for Northern housing and through bilateral agreements with territories. Crown-Indigenous Relations and Northern Affairs (CIRNA) also delivers funding in support of housing, including recent Budget 2021 funding for Nunavut and Northwest Territories. Self-governing First Nations in Yukon receive funding from CIRNA.
- Under Rapid Housing Initiative (RHI) 2, Iqaluit, Whitehorse and Yellowknife were each allocated \$5M to deliver 9 units of permanent affordable housing. The RHI 2 Project Stream is an open call for project submissions and some territorial housing corporations and non-profits have made submissions. We met with each city and housing corporation to discuss viable projects, capacity, concerns related to the adequacy of funding, timelines, etc. [REDACTED]

Yukon

- Core housing need in Yukon is 15.2%, compared to the national average of 12.7% (2016 Census).
- Land claims agreements are important to the Territory and it supports a direct nation-to-nation relationship for housing. Eleven of the 14 First Nations in Yukon are self-governing and in control of their respective housing delivery. They have emphasized that the Assembly of First Nations does not represent them and asked for separate and distinct funding.
- The National First Nations Housing and Infrastructure Strategy and the possibility of a new Urban, Rural & Northern Indigenous Housing strategy are also of interest to Yukon, as they feel these strategies may change future funding dynamics.
- Your predecessor's mandate letter included a commitment to increase access to affordable housing for Indigenous Peoples, including in urban and northern communities. [REDACTED]
- There is a \$40 million carve-out under the National Housing Co-Investment Fund (NHCF) for projects in Yukon to help off-set high construction costs and building challenges, 50% of which was allocated directly to YHC through a MOU announced in March 2021, representing \$20 million to build 79 units over next five years.

Northwest Territories

- Northwest Territories is undertaking a strategic housing policy review in reply to criticism that the Housing Corporation (NWT HC) underserves vulnerable populations. Like other territories, Northwest Territories does not have a significant private market outside of major centers, meaning government-owned housing must balance serving those in need and providing staff housing for those who sustain the northern economy. Diversifying the housing continuum, including cultivating a private market, is a priority for Northwest Territories.
- Northwest Territories has recently taken up significant CMHC programming, including fully allocating its \$60M carve out under the NHCF. [REDACTED].
- Northwest Territories has recently established an Intergovernmental Housing Working Group, including representation from CMHC, among many federal departments. This structure represents NWT HC's preferred intergovernmental forum, as it considers broader infrastructure and community infrastructure requirements needed to expand housing options and contemplates Indigenous issues for which others in the federal family play a significant role.

Nunavut

- Nunavut faces a severe housing shortage. The Nunavut Housing Corporation estimates housing needs at 3,000 units. There are also further needs for shelters to address the homeless population.
- In 2016, Nunavut had the highest core housing need in the country (36%) over twice as much as the National average (13%). Indigenous core housing need is almost three times as much as the national average, at 44%.
- Homelessness can be hidden in the North, and a key indicator is crowding. In 2016, Nunavut's rate of crowding was at 24% compared to the Canadian average of 1.5%. Crowding is recognized as a contributor to other social challenges in the territory, including both health and mental health.
- Over 80% of Nunavut's population are Indigenous people, the majority of whom live in community (social) housing. There is a limited private housing market in the territory, private homes make up only approximately one fifth of the territory's dwellings. Operation and maintenance costs in the North are extremely high and are a deterrent to homeownership.



[CMHC.ca](https://cmhc.ca)