

Advice No. 15 | February 8, 2022  
Important Information for Approved Issuers

## REVISIONS TO THE ELIGIBILITY CRITERIA OF AFFORDABILITY-LINKED POOLS

### PURPOSE

To provide updated details on the eligibility criteria and reporting requirements related to affordability-linked pools.

### BACKGROUND

In 2021, CMHC introduced the product of affordability linked pools containing social housing loans or multi-family loans insured under the CMHC MLI Affordable Flex product (“Affordability-linked Pools”). This program enhancement helped support the National Housing Strategy by incentivizing lenders to provide cost-effective financing to support affordable housing.

CMHC has recently introduced its newest Mortgage Loan Insurance Multi-Unit product: MLI Select. This newly designed product will replace the MLI Affordable Flex product in March 2022. MLI Select is designed to preserve existing rental units as well as increase overall supply with a specific focus on deeper affordability, accessibility, and climate compatibility.<sup>1</sup>

This Advice provides updated eligibility criteria related to Affordability-linked Pools regarding MLI Select.

### POLICY AMENDMENT

#### Revised Definition of Affordability-linked Pools

Affordability-linked Pools include:

- Social housing pools with prefix 990, or
- Multi-family pools with prefix 965 and 966 with a minimum 20% of the issued amount represented by eligible multi-family loans (Affordable Housing Loans) insured under:
  - MLI Select provided that the loan has a minimum of 50 affordability points awarded, or
  - the existing MLI Affordable Flex product with the Interest Adjustment Date on or after January 1, 2020.

---

<sup>1</sup> More MLI Select product information can be found via [www.cmhc.ca/MLISelect](http://www.cmhc.ca/MLISelect).

*ADVICE NO. 15: REVISIONS TO THE ELIGIBILITY CRITERIA OF AFFORDABILITY-LINKED POOLS*

---

**Reporting Requirements**

- New MLI Select loans with a minimum of 50 affordability points should also use the loan identifier code 01- Affordable Housing Loan on the 2824 loan data file. The description of code 01 in the 2824 file layout has been updated to remove the specific reference to MLI Flex, please see attached the 2824 file layout.

Other than the afore mentioned changes, Advice 10 continues to apply to the issuance of Affordability-linked Pools. Please note that it is Issuer’s responsibility to ensure that the loan identified by code 01 “Affordable Housing Loan” meets the applicable insurance eligibility criteria and remain free of errors prior to the pool settlement.

**EFFECTIVE DATE OF CHANGE**

The updated eligibility criteria related to Affordability-linked Pools will take effect on April 1, 2022.

**ENQUIRIES**

For further details on these policy changes, please contact Geneviève Julien at [gjulien@cmhc.ca](mailto:gjulien@cmhc.ca) or the CMHC Securitization Centre at [securitization@cmhc.ca](mailto:securitization@cmhc.ca).



**Louise Stevens**

Director, Risk Management, Strategy and Products

**NHA MBS 2824 - Schedule of Pooled Mortgage Loans New Loans Load Transmission File**

File Layout: PLBULK.LAYOUT / PLLOAD.LAYOUT

Revision date: April 1, 2022

All numeric fields (defined as 9) must be zero-filled and right justified. Numeric field definition V represents implied decimal point.

All alpha/numeric fields (defined as X) must be left-justified and filled with spaces.

Fields defined as AA999 represent standard institution codes issued by CMHC and are in a 2-letter, 3-number format.

Files must be provided in Standard ASCII format. Ability to transmit zipped files provided.

If Zipped - Original File prior to compression must be saved as 2824.TXT

\*\*\*\*\*

\*\*\*\* New Pool Loan Detail Exchange Format

1. Record Type "P" - Pool Details

1-1	X	Record Type Value "P"
2-7	X(6)	Pool Issue Date MMDDYY
8-13	X(6)	Pool Maturity Date MMDDYY
14-28	9(13)V99	Opening Principal Balance of Pool
29-34	99V9999	Interest Rate of Pool
35-64	X(30)	Lead Underwriter for the Pool
65-72	9(8)	Pool #
73-77	AA999	Pool Administrator
78-400	X(323)	Filler (spaces)

2. Record Type "N" - Loan Details

1-1	X	Record Type Value "N"
2-21	X(20)	Issuer's Mortgage Loan Number
22-29	9(8)	CMHC Account Number
30	X(1)	Insurer
		Blank = CMHC

*ADVICE NO. 15: REVISIONS TO THE ELIGIBILITY CRITERIA OF AFFORDABILITY-LINKED POOLS*

---

		0 = CMHC
		1 = Sagen
		2 = CGMI
		3 = NOT USED
		4 = PMI
		5-8 = Assigned Insurer Code
		9 = Uninsured
31-32	99	Insurance Type
		01 = Transactional Homeowner Insurance
		02 = Multi-Family Insurance
		03 = Portfolio Insurance
33-42	9(10)	Insurer's Account Number
43-44	99	Loan Identifier
		01 = Affordable Housing Loans
		02 = Social Housing Loans
		00 = All other loans
45-59	9(13)V99	Principal Balance of Loan
60-65	99V9999	Loan Interest Rate
66-68	9(3)	Term of Loan in Months
69-74	X(6)	Interest Adjustment Date MMDDYY
75-80	X(6)	Final Payment Date MMDDYY
81-86	999V999	Remaining Amortization in Months as at Issue Date
87-101	9(13)V99	Unpaid Balance as at Issue Date
102-121	X(20)	Filler
122-156	X(35)	Line 1 Mortgagor's Name
157-191	X(35)	Line 2 Mortgagor's Name cont'd or 1st line of Property Address
192-226	X(35)	Line 3 Property Address cont'd
227-261	X(35)	Line 4 Property Address cont'd
262-296	X(35)	Line 5 Property Address cont'd
297-331	X(35)	Line 6 Property Address cont'd
332-336	X(35)	Line 7 Property Address cont'd

*ADVICE NO. 15: REVISIONS TO THE ELIGIBILITY CRITERIA OF AFFORDABILITY-LINKED POOLS*

---

367-401	X(35)	Line 8 Property Address cont'd
402-111	X(10)	Postal/Zip Code of Mortgaged Property (As per Canada Post)
412-431	X(20)	Filler (spaces)
432-436	AA999	Mortgage Loan Servicer Code
437-441	AA999	Mortgage Loan Originator
442-446	AA999	Title Holder Code
447-476	X(30)	Provincial Registration Number (Optional)
477-496	X(20)	Property Identification Number (Optional)

The following fields should only be populated for variable rate pools

497-502	99V9999	Spread to loan index full term
503-503	X	Sign indicator loan index full term (+ or -)
504-509	99V9999	Spread to loan index introductory
510-510	X	Sign indicator loan index introductory (+ or -)
511-516	999V99	Introductory period remaining
517-528	9(10)V99	Monthly Payment Equivalent
529-886	X(358)	Filler

3. Record Type "R" - Loan Details for Substitutions

1-1	X	Record Type Value "R"
2-21	X(20)	Issuer's Mortgage Loan Number
22-29	9(8)	CMHC Account Number
30	X(1)	Insurer
		Blank = CMHC
		0 = CMHC
		1 = Sagen
		2 = CGMI
		3 = NOT USED
		4 = PMI
		5-8 = Assigned Insurer Code
		9 = Uninsured

ADVICE NO. 15: REVISIONS TO THE ELIGIBILITY CRITERIA OF AFFORDABILITY-LINKED POOLS

31-32	99	Insurance Type 01 = Transactional Homeowner Insurance 02 = Multi-Family Insurance 03 = Portfolio Insurance
33-42	9(10)	Insurer's Account Number
43-44	99	Loan Identifier 01 = Affordable Housing Loans 02 = Social Housing Loans 00 = All other loans
45-59	9(13)V99	Principal Balance of Loan
60-65	99V9999	Loan Interest Rate
66-68	9(3)	Term of Loan in Months
69-74	X(6)	Interest Adjustment Date MMDDYY
75-80	X(6)	Final Payment Date MMDDYY
81-86	999V999	Remaining Amortization in Months as at Issue Date
87-101	9(13)V99	Unpaid Balance as at Issue Date
102-121	X(20)	Filler
122-156	X(35)	Line 1 Mortgagor's Name
157-191	X(35)	Line 2 Mortgagor's Name cont'd or 1st line of Property Address
192-226	X(35)	Line 3 Property Address cont'd
227-261	X(35)	Line 4 Property Address cont'd
262-296	X(35)	Line 5 Property Address cont'd
297-331	X(35)	Line 6 Property Address cont'd
332-336	X(35)	Line 7 Property Address cont'd
367-401	X(35)	Line 8 Property Address cont'd
402-111	X(10)	Postal/Zip Code of Mortgaged Property (As per Canada Post)
412-431	X(20)	Filler (spaces)
432-436	AA999	Mortgage Loan Servicer Code
437-441	AA999	Mortgage Loan Originator
442-446	AA999	Title Holder Code
447-476	X(30)	Provincial Registration Number (Optional)
477-496	X(20)	Property Identification Number (Optional)

*ADVICE NO. 15: REVISIONS TO THE ELIGIBILITY CRITERIA OF AFFORDABILITY-LINKED POOLS*

---

The following fields should only be populated for variable rate pools

497-502	99V9999	Spread to loan index full term
503-503	X	Sign indicator loan index full term (+ or -)
504-509	99V9999	Spread to loan index introductory
510-510	X	Sign indicator loan index introductory (+ or -)
511-516	999V99	Introductory period remaining
517-528	9(10)V99	Monthly Payment Equivalent
529-886	X(358)	Filler

4. Record Type "Z" - Trailer Record

1-1	X	Record Type Value "Z"
2-16	9(15)	Total Records on File including P, N or R and Z types
17-300	X(284)	Filler (spaces)