

Highlight Sheet

INDIGENOUS & NORTHERN COMMUNITIES

FUNDING ELIGIBILITY

The National Housing Co-investment Fund (NHCF) is meant to support the construction, repair and renewal of mixed-income, mixed-tenure, mixed-use affordable housing with a focus on improving outcomes in energy efficiency, accessibility, and social inclusion. The NHCF will prioritize projects that achieve partnering and co-investment by governments, social and private sector partners and others to increase the impact of federal investments.

The amount of funding for which a project will be eligible is established using the applicant type and a scoring process that awards points based on the following criteria:

- Affordability
- Accessibility
- Environmental efficiency

Please see the Scoring Grid/Viability Assessment Calculator for either the New Construction Stream or Repair/Renewal Stream to determine the maximum funding amounts available for new construction and repair projects.

FUNDING OPTIONS

Proponents are eligible for repayable loans and/or forgivable loans depending on the needs of the project and the level of achievement of the National Housing Strategy outcomes.

A repayable loan should be considered as the first option by eligible proponents, however, different combinations of repayable loans and/or forgivable loans are possible.

Definitions:

- **Repayable loan:** A form of loan that is to be repaid on a monthly basis within a specific time frame.
- **Forgivable loan:** A form of loan that could be forgiven, if you meet program criteria and targets.

Low interest repayable loans are available to fund projects demonstrating financial viability:

Eligible repayable loan amounts, as a percentage of total project costs, are determined by the applicant type. The maximum percentages of eligible funding are outlined below.

New Construction/Repairs – Repayable Loans

Non-Profits/ Co-ops and Indigenous organizations	Provincial, Territorial and Municipal Governments	Private Sector
Up to 95%	Up to 75%	Up to 75%

New Construction – Forgivable Loans

In addition to the funding described above, forgivable loans are available for higher performance projects:

Forgivable loans are available as an incentive for higher project performance in terms of Affordability and Environmental Efficiency. These forgivable loans are offered to offset the additional costs of the higher performance. *Projects receiving these forgivable loans for higher performance in conjunction with a repayable loan will have a portion of their repayable loan made available as a forgivable loan.*

Forgivable loans for new construction are limited to the lesser of the calculated amount or the maximum funding amount per proponent’s organization type (as outlined below).

New Construction – Calculation of the Forgivable Loan

	Funding
Base Funding Amount	\$25,000/unit
Social Outcome Affordability Premium Minimum of 40% of units are rented at less than < 70% Median Market Rent (MMR)	+ \$25,000/unit
Social Outcome Energy Efficiency Premium Premium for Energy consumption and Greenhouse gas emission reduction over 35% related to NEBC/NBC 2015	+ \$25,000/unit

Final funding amounts will be determined based on the **lesser** of:

- The per unit funding amount as calculated above
- Funding required from CMHC
- Percentage of construction costs based on proponent type:
 - Non-Profit/Co-ops and Indigenous organizations: 40%
 - Provincial, Territorial & Municipal Governments: 30%
 - Private sector: 15% of eligible costs

Repairs – Forgivable Loans

Forgivable loans are available as an incentive for higher project performance in terms of Affordability and Environmental Efficiency. These forgivable loans are offered to offset the additional costs of the higher performance. *Projects receiving these forgivable loans for higher performance in conjunction with a repayable loan will have a portion of their repayable loan made available as a forgivable loan.*

Eligible forgivable loan funding for repairs is determined at the lesser of: below calculated amounts, 40% of total costs or \$15,000/unit.

Incentive Percentage Score	Non-Profits/Co-ops and Indigenous groups	Provincial, Territorial and Municipal Governments	Private Sector
0 – 29	0	0	0
30 – 59	Up to 2.5%	Up to 2%	Up to 2%
60 – 89	Up to 5%	Up to 3.5%	Up to 3.5%
90+	Up to 10%	Up to 5%	Up to 5%

***Please note that the funding eligibility amounts listed in this document are the maximum available, and that meeting minimum requirements will not guarantee approval for the amount of funding requested.**