



NHCF Women and Children Shelter and Transitional Housing Initiative

The Women and Children Shelter and Transitional Housing Initiative (WCSTH) will support the construction, repair, and operating costs of an estimated 560 units of transitional housing and shelter spaces for women and their children fleeing violence. The WCSTH funding is a two-year initiative within the National Housing Co-Investment Fund (NHCF) and was announced in Budget 2021.

IS YOUR PROJECT ELIGIBLE?

Check out the NHCF WCSTH website at cmhc.ca/co-investment-shelters for more information

PURPOSE OF FUNDING

Capital: Eligible recipients will receive funding to support one of the following streams:

- The construction of new shelter or transitional housing supply; this includes the conversion of an existing non-residential building to create new units/beds
- The repair and renewal of existing shelters or transitional housing supply enhancement

Subsidy: Eligible recipients may also receive operating subsidy enhancement

- The initiative will offer a new funding option under NHCF, an operating subsidy enhancement that is available for new units until fiscal year 2030/31, subject to project need and program uptake

PROPERTY TYPE AND SIZE

- Must have a minimum of five shelter and/or transitional housing units/beds
- Primary use must be residential, with no more than 30% of the project dedicated to non-residential

ELIGIBILITY

Eligible Proponents:

- Community Providers: Including non-profit housing organizations, charities, and rental co-operatives
- Government: Municipal, provincial and territorial governments including their agencies
- Indigenous governments and organizations (including First Nation Bands and Tribal Councils)
- Private: Including entrepreneurs, builders, developers, etc.

Eligible Building Types:

- **Shelters:** Defined as a facility providing temporary shelter to support women and their children fleeing violence. They function in a crisis capacity with short stay duration.
- **Transitional Housing:** Often referred to as “second stage housing,” this housing offers a supportive living environment for its occupants who need additional time and support to heal from their trauma, offering them the experience, tools, knowledge and opportunities for living independently and violence-free. Considered an intermediate step between the emergency shelter and more permanent housing options.

AVAILABLE FUNDING

Capital Funding

- Up to 100% contribution funding for new construction and repair
- Costs will be reviewed by CMHC

Annual Subsidy Enhancement

- Annual subsidy from CMHC of up to \$30,000 for each new shelter bed and up to \$15,000 for each new transitional housing unit
- Subsidy ends no later than fiscal year 2030/31

ELIGIBLE ACTIVITIES

Eligible activities may include, but are not limited to:

Capital

- Pre-development costs
- Land purchase price and servicing
- Tax during construction (net of rebate)
- Hard and soft construction costs
- Consultant and legal fees
- Building equipment and landscaping
- Hard furnishings

Subsidy

- Utilities
- Property taxes
- Maintenance
- Property management/administration
- Caretaking
- Professional fees (audit, legal, etc.)

MINIMUM REQUIREMENTS*

Key target outcomes include, but are not limited to affordability, energy efficiency*, accessibility*, and economic sustainability. *Note: Flexibilities are available with CMHC's review.

- Must be shelter or transitional housing dedicated to women and their children fleeing violence
- Must have minimum 5 years' experience within the team (including contracted services) for construction, site development, and operation of similar sites
- Must have minimum 3 years' positive operating income or alternative planned mitigation
- Government partnership
- Must have a minimum of five shelter and/or transitional housing units/beds
- Must have 100% of units/beds affordable at <80% CMHC MMR
- Projects should work towards NHCF EE/GHG and accessibility guidelines requirements for new construction or repair/renewal where possible. Note: Priority will be given to projects that meet NHCF EE/GHG and accessibility guidelines.
- Project must be viable with no capital shortfall and no annual operational shortfall
- Must have long-term viability plan following the end of the CMHC provided NHCF subsidy

DOCUMENTATION REQUIREMENTS

The following documents are required at the time of application: Refer to WCSTH Required Documentation Checklist available on the website for complete information.

Completed PDF application

Company ownership documents

Land ownership, land lease or similar documents, including offer to purchase

Financial statements for the past 3 years, including operating statements for any existing project seeking repair

Cost estimates for the project:

- **New Construction:** Class C or Class D quantity surveyor report or equivalent, such as a cost consultant certified report. At a minimum a breakdown of forecasted costs provided by a certified architect or engineer
- **Repair:** Preliminary plans and specifications including suite layouts and repairs schedule, if available, OR building condition assessment report outlining the scope of work for the repairs

Suggested: Confirmation of financial support from another level of government

Suggested: Zoning

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