



# Rapid Housing Initiative



Canada



Unclassified

# Rapid Housing Initiative (RHI)

Addressing urgent housing needs of vulnerable Canadians

**\$1  
Billion**

Acquisition of land and the construction of affordable multi-residential modular housing units

Acquisition of land and buildings for the purpose of conversion of non-residential to affordable multi-residential housing units and buildings

Acquisition of buildings in disrepair or abandoned for the rehabilitation of lost units

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## Program Objective

To provide capital contributions to facilitate the creation of

# 3,000

new permanent affordable, supportive or transitional housing units.



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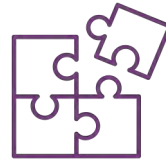
# What is Modular Housing?



Prefabricated



Constructed away from project site (in facility)



Constructed in sections or modules



Delivered to project site upon completion and set on foundation

Want to know more? Sources: Canadian Standards Association, [www.csa.ca](http://www.csa.ca) ; Modular Housing Association Prairie Provinces, [www.mhaprairies.ca](http://www.mhaprairies.ca)

# Funding

CMHC will provide up to 100% funding to cost in **capital contributions**.

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*RHI funding cannot be used to cover operational expenses.*

*RHI will not fund costs related to non-residential space.*

Two streams have been created



**1. Major Cities Stream** and



**2. Projects Stream**

(\$500 Million each stream)

# Funding



**Major Cities Stream** - \$500 million allocated to pre-determined municipalities with the highest number of renters in severe housing need and people experiencing homelessness.

Municipalities can flow money through an intermediary (province, territory, non-profit etc.)

Municipalities must submit their Investment Plan by November 27, 2020. This can include additional projects to be considered under Projects Stream

Municipalities are encouraged to take a community benefits approach and push for projects that target women and the urban Indigenous populations.

Municipality	Funding allocation
Toronto	\$203.3M
Montréal	\$56.8M
Vancouver	\$51.5M
Ottawa	\$31.9M
Region of Peel	\$30.4M
Calgary	\$24.6M
Edmonton	\$17.3M
Surrey	\$16.4M
Capital Regional District (BC)	\$13.1M
Winnipeg	\$12.5M
Hamilton	\$10.8M
Halifax	\$8.7M
Region of Waterloo	\$8.2M
London	\$7.5M
Québec City	\$7.1M

## Funding

**Projects Stream** - \$500 million available through an application-based process whereby municipalities, provinces, territories, Indigenous governing bodies and organizations, and non-profit organizations can apply.

Application window will remain open until December 31, 2020. Applications to be reviewed by January 31, 2021. Selected proponents to be contacted in early February.

Funding will typically flow at signing of a contribution agreement however, CMHC may choose alternative funding schedules at its discretion.

It is expected that funds will be committed by March 31, 2021.

### Note

*Indigenous Governing Bodies: If the proponent is the First Nation (elected body), Inuit Government, Metis Government  
Indigenous Organizations: If the proponent is an Indigenous organization not directly linked to the Governing Nations*



## Key Dates

**October 27, 2020:** Program Launch; applications can be received for the Projects Stream.

**November 27, 2020:** Investment Plans due from cities receiving funding under the Major Cities Stream.

**December 31, 2020:** Application window closes for the Projects Stream.

**January 31, 2021:** Projects Stream application review period ends.

**March 31, 2021:** Expected that all funds under both streams will be committed.

**March 31, 2022:** Sunset date of the initiative. Most projects expected to be completed.



## Projects Stream – Prioritization

(All eligible housing providers)

- Projects will be prioritized based on a number of criteria which assess how they address key questions including, but not limited to:
  - Need
  - Duration of confirmed operating subsidy
  - Cost sharing
  - Expediency
  - Land status
  - Duration of affordability
  - People or populations who are served – Targeting
  - For modular – Energy Efficiency and Accessibility

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# Target Population

Households in Severe Housing Need

People and populations who are vulnerable and targeted under the NHS

- Homeless, or at risk of homelessness
- Women/Women and children/  
Women fleeing family violence
- Seniors
- Indigenous peoples
- Veterans
- Those with physical and developmental disabilities
- Those dealing with mental health and addiction issues
- Black Canadians
- Young adults
- Newcomers, including refugees
- LGBTQ2+
- Racialized groups



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## Eligibility: Affordability



- All units must serve and be affordable (household is paying less than 30% of gross income on housing costs) to targeted people and populations who are vulnerable and who are also, or otherwise would be, in severe housing need or people experiencing or at high risk of homelessness.
- A household in severe housing need is a subset of core housing need households that pays 50% or more for their current dwelling.
- Affordability must be maintained for a minimum of 20 years.

## Eligibility: Accessibility and Energy Efficiency

### Projects Stream:

- For new modular construction priority will be given to projects where accessibility is beyond jurisdiction standard, energy efficiency is beyond 2015 NECB standards/local code (no minimums).
- For new modular construction, projects that can exceed the energy efficiency standards as set out in the 2015 National Energy Code for Buildings (NECB) or local/regional standard, whichever is higher, will be given greater priority.
- Conversions/rehabilitations are required only to meet minimum standards for local jurisdiction.

## Eligibility: Property Types

- ✓ Standard rentals
- ✓ Mixed use is eligible with the caveat that CMHC will not fund non-residential costs.
- ✓ Transitional housing provided tenancy is for at least 3 months at a time
- ✓ Permanent supportive housing
- ✓ Single Room Occupancy (SROs)
- ✓ Seniors housing that requires light to no care such as Independent Senior's living



## Eligibility: Exceptions

**Rapid delivery:** Projects on reserve, in the north, in remote areas and projects where seasonality is a factor for construction may be provided flexibility to the 12-month construction timeline.

**Minimum units:** There is a 5 unit minimum to be considered for RHI funding. CMHC may provide flexibility to this requirement for projects on reserve, in the north, or remote areas.



# Program Delivery

## Projects Stream

Proponents must deliver units within:

**12 months of the execution of agreement**

Delivery is considered complete when proponent receives occupancy permit or equivalent.

Zoning must be adequate for the proposed project and land must meet applicable environmental laws prior to utilization of funds.



# Applying for Funding Projects Stream

## Funding

In-take window  
to submit applications closes  
on December 31, 2020

Client will work with Client Solutions to ensure the application is complete before being sent for prioritization.



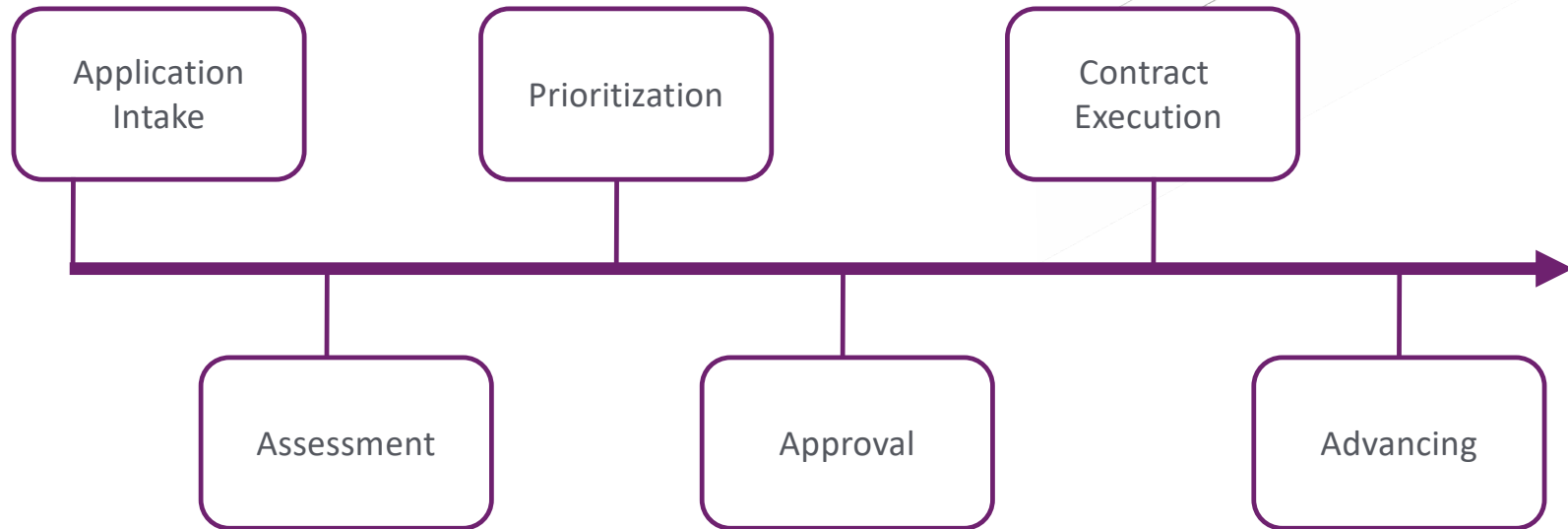
Applications are submitted online through CRM portal.



If a project is deemed not suitable for RHI the client is directed to other CMHC programs



# Program Process Flow — Projects Stream



## Key Documentation Required

RHI has designed its application process and documentation requirements to create as simple and streamlined a process as possible. The list includes;

- Applies to both government and non-government entities
  - Application worksheet
  - Development and Construction Project Management Schedule
- Applies only to non-government entities
  - Confirmation of property management/construction experience
  - Company ownership documents
  - Project management schedule
  - Identification of Operational and Capital Funding
  - Identification of Program support and other support
  - Confirmation that land is secured, zoned, has municipal approvals and cost estimates
  - Environmental site assessment and copy of any registered encumbrances or agreements on title

## Terms and Conditions

The Contribution Agreement will require Proponents to abide by certain terms and conditions for the full term of the agreement. Failure to do so could trigger a requirement to remit the full amount of the contribution back to CMHC. Among the conditions to be met for the term of the agreement include:

- Continue to serve people and populations who are vulnerable
- The project continues to meet the affordability requirement
- Units are constructed according to the accessibility and energy efficiency criteria
  - This will be confirmed at the end of the construction period

# Monitoring and Reporting and Compliance

## Monitoring and Reporting will be conducted.

- Quarterly, during the period of construction until project completion or otherwise as directed by CMHC.
- Within 2 months of the of the end of the proponent's fiscal year end.
- Annually for 20+ years (for the full term of the agreement).



## Available Resources

### CMHC Website

<https://www.cmhc-schl.gc.ca/en/nhs/rapid-housing-initiative>

Contact your CMHC Specialist

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# Questions?

