



Rapid Housing Initiative



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

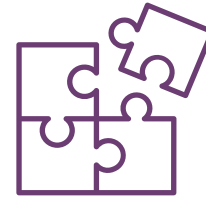
What is Modular Housing?



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 ; Modular Housing Association Prairie Provinces, www.mhaprairies.ca

Funding

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

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)

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.

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





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.

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.

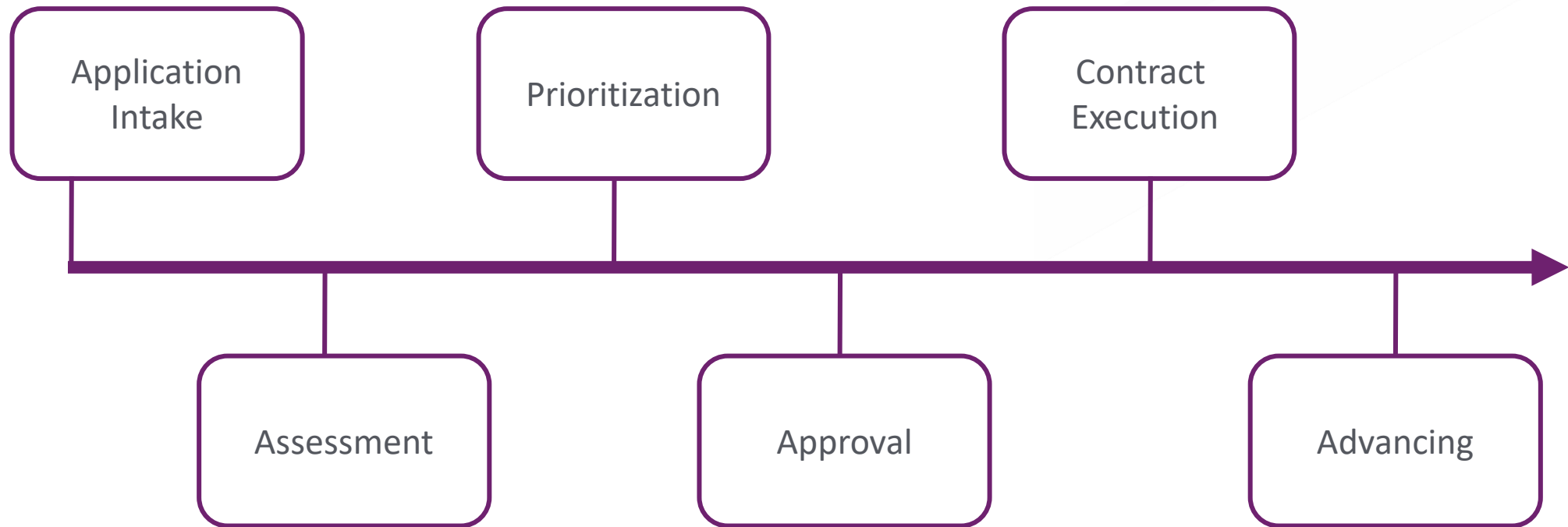


Applications are submitted online through CRM portal.



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

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

Terms and Conditions

The Contribution Agreement will require Proponents to abide by certain terms and conditions for the full term of the agreement.

- Construction start date
- Cost overruns
- Selection of intermediaries
- People and populations who are vulnerable
- Affordability requirement
- Accessibility and energy efficiency criteria

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 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