



# National Housing Co-Investment Fund

## FUNDING

### Funding Options

Proponents will be eligible for loans and financial contributions, which may be used jointly or independently, depending on the needs of the project and its level of achievement of NHS outcomes.

### Funding Eligibility

Determining the amount of funding that the project will be eligible for is based on a scoring process that awards points based on the following criteria:

- Affordability
- Accessibility
- Environmental Efficiency
- Financial Partnerships
- Proximity to local amenities
- On-site support (Social inclusion and focus on federal priority groups)

Scoring details are available on our website: [cmhc-nhs.ca](https://cmhc-nhs.ca)

Please note that meeting minimum requirements will not guarantee approval for the amount of funding requested.

### Primary Funding Options

#### **Loan\***

**Eligibility:** Low interest loans are available to fund projects demonstrating financial viability.

#### **Top-Up Contributions**

**Eligibility:** Contributions are available where the project is already receiving a loan or other funding from external sources to cover most of the capital costs and an additional top-up amount is required.

#### **Contributions for Projects Where Loans Are Not Feasible**

**Eligibility:** Contributions are available where revenues are insufficient or historically unreliable as a result of a housing model where income is typically derived from other sources (e.g. fundraising).

\* Contributions may be available in conjunction with the loan for projects who require reduced borrowing to attain break-even cash flows (defined as a DCR of 1). These contribution amounts would be capped to the amount necessary to attain a DCR of 1.

## Additional Funding for Higher Performing Projects

Additional contributions are available as incentives for higher project performance in terms of Affordability, Environmental Efficiency and Accessibility. These additional contributions are offered to offset the additional cost to attain such project high performance.

- Projects funded by CMHC low interest loans demonstrating eligibility for high performance incentive contributions, would have their loan amounts reduced by the amount of contribution offered.
- Projects funded by a mix of CMHC contributions and other support, demonstrating eligibility for high performance incentive contributions, will receive incentive contributions in addition to existing funding.

### Maximum Contributions

Total contributions, including contributions for higher performance cannot exceed the following thresholds:

- Co-ops and non-profits, Indigenous peoples – up to 40% of cost
- Provincial, Territorial and Municipal governments – up to 30% of cost
- Private sector – up to 15% of cost

## Eligible Loan and Contribution Amounts

Eligible loan and contribution amounts as a percentage of project cost are determined by scores generated by the Prioritization Scoring Grid. The percentages are outlined below.

### New Units

#### Primary Funding – Loans

Prioritization Score Percentage	Non Profits/Co-ops and Indigenous peoples	Provincial, Territorial & Municipal Governments	Private Sector
0 – 39%	Up to 75%	Up to 40%	Up to 40%
40 – 89%	Up to 85%	Up to 50%	Up to 50%
90% +	Up to 95%	Up to 75%	Up to 75%

#### Primary Funding – Contributions

Prioritization Score Percentage	Non Profits/Co-ops and Indigenous peoples	Provincial, Territorial & Municipal Governments	Private Sector
0 – 29%	Up to 10%	Up to 5%	Up to 2.5%
30 – 59%	Up to 15%	Up to 10%	Up to 5%
60 – 89%	Up to 20%	Up to 15%	Up to 7.5%
90% +	Up to 30%	Up to 20%	Up to 10%

#### Additional Contributions for Higher Performance

Incentive Score Percentage	Non Profits/Co-ops and Indigenous peoples	Provincial, Territorial & Municipal Governments	Private Sector
0 – 29%	0	0	0
30 – 59%	Up to 5%	Up to 5%	Up to 2%
60 – 89%	Up to 7.5%	Up to 7.5%	Up to 3.5%
90% +	Up to 10%	Up to 10%	Up to 5%

## Repairs

### Primary Funding – Loans

Prioritization Score Percentage	Non Profits/Co-ops and Indigenous peoples	Provincial, Territorial & Municipal Governments	Private Sector
0 – 39%	Up to 75%	Up to 50%	Up to 50%
40 – 79%	Up to 85%	Up to 65%	Up to 65%
80% +	Up to 95%	Up to 75%	Up to 75%

### Primary Funding – Contributions

Prioritization Score Percentage	Non Profits/Co-ops and Indigenous peoples	Provincial, Territorial & Municipal Governments	Private Sector
0 – 39%	Up to 20%	Up to 15%	Up to 5%
40 – 79%	Up to 25%	Up to 20%	Up to 7.5%
80% +	Up to 30%	Up to 25%	Up to 10%

### Additional Contributions for Higher Performance

Incentive Score Percentage	Non Profits/Co-ops and Indigenous peoples	Provincial, Territorial & 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%

