

CMHC Program Enhancements (AHF and ACLP)

ICC March 18, 2025



Affordable Housing Fund (AHF)

Program
Enhancements
Effective Nov 22nd,
2024



AHF Enhancements:

1. Community Housing sub-stream focuses on funding for providers of community housing projects.
2. Rapid Housing sub-stream focuses on funding for shelters, transitional and supportive housing.
3. Repair projects prioritized for accessibility and energy efficiency outcomes.
4. Faster, more efficient approval process.
5. Extended 20 year fixed term low cost loans for greater predictability.
6. Support for student housing may be available under AHF through a future dedicated callout.
7. Support for long term care may be available under the AHF (repayable loans only). Stay tuned.
8. Removal of \$25K per unit (up to \$75K per unit).
9. Viability approach.

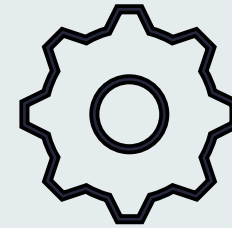
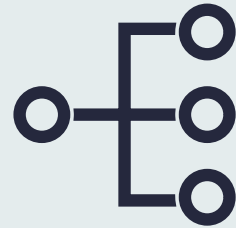
AHF Program Highlights:

- Terms:

Either: a 10-year term (closed to repayment) with a fixed interest rate locked in at first advance. The term is renewable for another 10 years and the interest rate will reset when renewed; or a single 20 -year term (closed to repayment) with a fixed interest rate locked in at first advance.

- Up to a 50 year amortization for smaller monthly payments and long-term viability.
- Up to 95% LTC for residential space for residential space for co-ops, non-profits and indigenous governments.
- Up to 75% LTC for residential space for municipalities, provinces, territories and private sector.
- Non-residential space is capped at 75% of eligible costs related to the non-residential space.
- Interest only payment until loan is fully advanced, financed by the loan.
- No application fee, non-insured, secured mortgage.

AHF - review



**Program
Requirements,
Eligibility**

**New Construction:
Dedicated
Sub-Streams**

**Community Housing
Sub-Stream**

**Rapid Housing
Sub-Stream**

**Updates to Repair
and Renewal
Stream**

Requirements

Affordability

Same minimum requirement definition:

30% of units must be less than 80% of Median Market Rent, for a minimum of 20 years



Requirements

Accessibility

- Same minimum requirement definition:
20% of units must meet accessibility standards* and projects must be barrier-free or demonstrate full universal design.
- **Updating Accessibility standards to the CSA B651:23/B652:23 and adding the Rick Hansen Foundation GOLD Accessibility Certification.*
- Removed Repair and Renewal stream's minimum requirement.

Requirements

Energy Efficiency

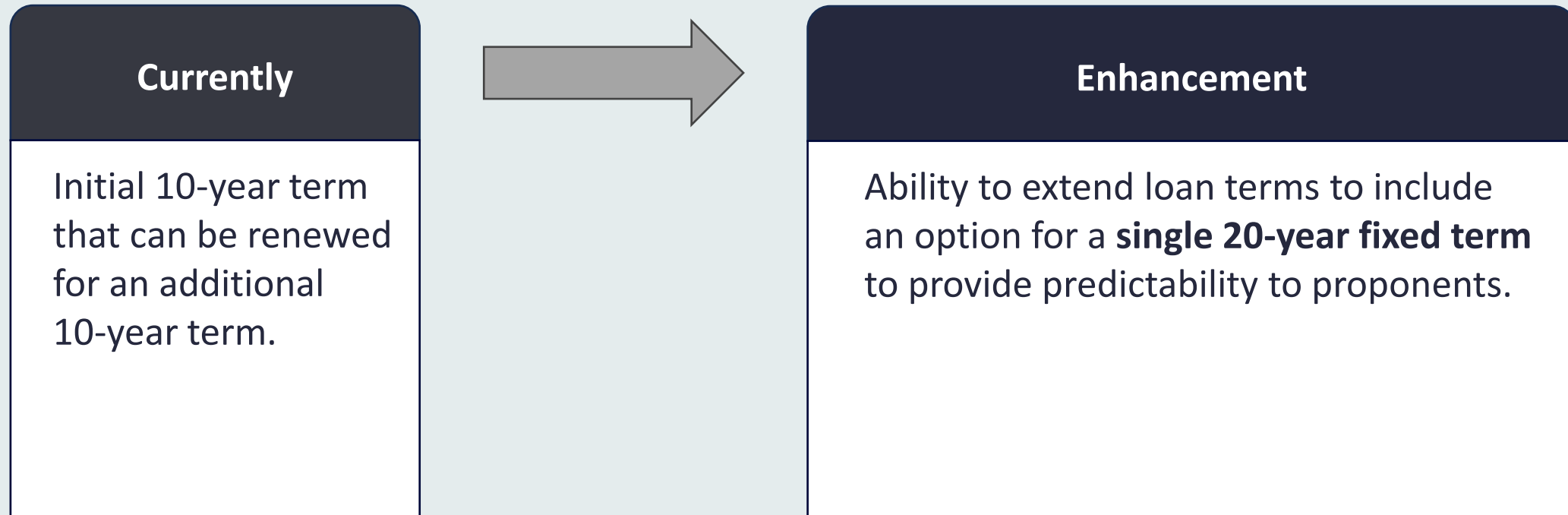
- Shifting to accept 2020 National Model Codes:

Projects must achieve Tier 2 of the 2020 National Energy Code for Buildings (NECB) or Tier 3 of the 2020 National Building Code (NBC).

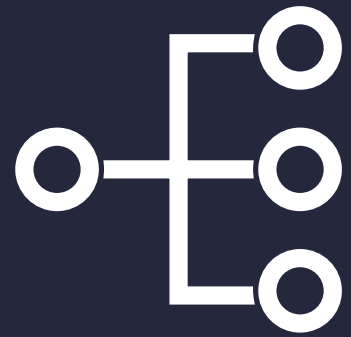
- Greenhouse Gas reduction will still be attested to in the attestation upon application submission.
- Removed Repair and Renewal stream's minimum requirement.



Extended Loan Terms



*Closed to prepayment during each of the 10-year terms or the 20-year term.



New Construction Sub-Streams

- Community Housing Sub-Stream
- Rapid Housing Sub-Stream



New Construction Stream is now divided into two dedicated sub-streams



Rapid Housing Sub-Stream

- providing contributions and forgivable loans and repayable loans, up to 100% of eligible cost

Community Housing Sub-Stream

- providing a mix of forgivable and repayable loans.

Minimum requirements and expected social outcomes remain the same across the AHF New Construction streams

Minimum Requirements for New Construction

(both sub streams)

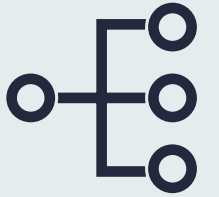
Affordability	Accessibility	Energy Efficiency
<p>Same minimum requirement definition:</p> <p>30% of units must be less than 80% of Median Market Rent, for a minimum of 20 years</p>	<p>Same minimum requirement definition:</p> <p>20% of units must meet accessibility standards* and projects must be barrier-free or demonstrate full universal design.</p> <p>*Updating Accessibility standards to the CSA B651:23/B652:23 and adding the Rick Hansen Foundation GOLD Accessibility Certification.</p>	<p>Shifting to the 2020 National Model Codes (NECB and NBC).</p> <p>Projects must achieve Tier 2 of the 2020 National Energy Code for Buildings (NECB) or Tier 3 of the 2020 National Building Code (NBC).</p> <p>Greenhouse Gas reduction will still be attested to in the attestation.</p>

Updates to Program Enhancements and Deadlines

- Transition period until **September 30, 2025**
- applications which meet the specific criteria can be submitted with reference to the previous baseline energy efficiency and accessibility codes and standards
- Of note, the Class B Professional Quantity Surveyor report as well as the Attestations for Energy Efficiency and Accessibility must be submitted.
- Once received, an application will be reviewed for readiness, eligibility, and completeness. Processing your application is contingent on receiving all required documentation upon submission of your application.



Community Housing Sub-Stream



- The program is receiving an additional funding to support the construction of affordable housing/mixed housing projects.
- Mirrors the eligibility existing new construction stream.
- Provides a mix of forgivable and repayable loans supporting a range of housing options across the continuum.



Community Housing Sub-Stream: Financial Incentives

**Low-interest
loan***

**LTC up to
95%** (75%
non-residential)
†**

**Amortization
up to 50 years**

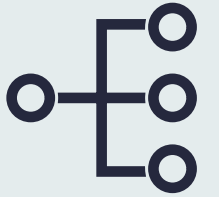
**Debt coverage
ratio 1.0 (1.4
non-residential)**

**depending on proponent type

*10-year term and fixed interest rate, renewable another 10 years, OR 20-year term; portion of loan may be available as a forgivable loan

† Non-residential aspect up to 30% of project costs and area

Rapid Housing Sub-Stream



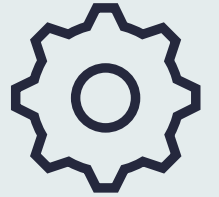
- For the creation of shelters, supportive and transitional housing. Focused on units that generate limited to no revenues and are aimed at those in greatest need.
- The sub-stream can fund up to 100% of eligible project costs.
- CMHC does not cover ongoing operations and maintenance costs.
- *Note: the Black-led organization carve out falls under this sub-stream.*



Updates to Repair and Renewal Stream



Repair and Renewal Stream Updates



- The Repair and Renewal stream will retain the minimum requirement for affordability, while replacing accessibility and energy efficiency minimum requirements with a prioritization approach.
- Proponents with the most ambitious commitments to accessibility and energy efficiency will be prioritized.
- The scoring grid for additional social outcomes will serve as secondary prioritization (after accessibility and energy efficiency).

Repair and Renewal Stream: Financial Incentives

**Low-interest
loan* OR
Contribution♦**

**LTC up to
95%** (75%
non-residential)
†**

**Amortization
up to 40 years**

**Debt coverage
ratio 1.0 (1.4
non-residential)**

*10-year term and fixed interest rate, renewable another 10 years, OR 20-year term; portion of loan may be available as a forgivable loan

** depending on proponent type

♦Contributions available for projects where most funding secured from other sources

† Non-residential aspect up to 30% of project costs and area

AHF Resources

- [Affordable Housing Fund: New Construction – Community Housing Sub-Stream | CMHC](#)
- [Affordable Housing Fund: New Construction – Rapid Housing Sub-Stream | CMHC](#)
- [Affordable Housing Fund: Repair and Renewal | CMHC](#)

Apartment Construction Loan Program (ACLP)

Program
Enhancements
Fall 2024



ACLP Enhancements:

1. Enhanced eligibility requirements – includes incentive-based approach to energy efficiency and accessibility.
2. Financing for standard rental housing projects
3. Financing for independent living seniors housing
4. Financing for student housing projects on and off campus

ACLP Program Highlights:

Terms:

- Fixed interest rate locked in at first advance.
- Qualify for up to a 50 year amortization period
- Qualify for up to 100% LTC for residential space and up to 75% LTC for non residential space
- Interest only payments: financed by the loan during construction and paid by the borrower from the occupancy permit until 12 consecutive months of stabilized EGI.
- Principal and interest payments: paid by the borrower from stabilization to end of term.
- Borrower does not pay for CMHC mortgage loan insurance, only the PST if applicable.

ACLP Resources

- [Apartment Construction Loan Program: Program Highlight Sheet - Standard Rental](#)
- [Apartment Construction Loan Program: Standard Rental Housing | CMHC](#)
- [Apartment Construction Loan Program: Rental Housing for Seniors | CMHC](#)
- [Apartment Construction Loan Program: Student Housing | CMHC](#)

Seed Funding

Financial assistance to help with activities related to the predevelopment costs of building a new affordable housing project or renovating an existing affordable housing project.

April 1st, 2025 Contribution Budget will become available.

CMHC will no longer be reviewing applications using a staged approach.

Applications for interest-free loans will continue to be accepted.

[Seed Funding | CMHC](#)



Questions??



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