

First Unitarian: Capital Funding & Financing Options Matrix

	Federation of Canadian Municipalities (FCM) Sustainable Affordable Housing	City of Ottawa (Previously Action Ottawa)	CMHC Co-Investment Fund – New Construction	CMHC Rental Construction Financing (RCFI)
Eligibility & Requirements				
Property Type	New Construction	Varies depending on City needs	Standard rental, shelters, transitional & supportive housing, seniors' housing	Fully self-contained rental units only, permanent housing - Standard apartment, excludes retirement, long-term care, student housing, Single Room Occupancy facilities, and supportive housing
Number of Units	N/A	Varies depending on funding available	Minimum 5 units/beds	Minimum 5 rental units
Uses	<ul style="list-style-type: none"> transitional housing, supportive housing, social/community/affordable/non-market rental housing. 	Funding supports residential construction exclusively	Primary use as residential - non-residential component cannot exceed 30% of project cost OR 30% of project floor space	Non-residential component not to exceed 30% of total gross floor space nor 30% of total cost
Affordability	Rents for at least 30% of the units are less than 80% of the local Median Market Rent. This must be maintained for the duration of the loan repayment period with FCM.	Weighted average of all rents must not exceed 80% CMHC Average Market Rent (AMR); Minimum 60% of the units at less than 70% AMR	Minimum 30% of the units less than 80% of local Median Market Rent for minimum 20 years	Total residential rental income at least 10% below gross achievable income and at least 20% of the units below 30% of the median household income in the subject market OR Approved under another affordable housing program
Energy Efficiency	Projects working toward NZER/NZE (Net Zero Energy Ready / Net Zero Energy) can reach this target through a range of methods and building performance standards. These include, but are not limited to, Passive House®, LEED® Platinum, or Canada Green Building Council's Zero Carbon Building. The program does not require certification through any of these programs.	Proponents are to utilize energy efficiency features in building design and ENERGYSTAR-rated products.	Minimum 25% decrease in energy consumption and GHG emissions relative to the most recent national building and energy codes	Energy use and GHG emissions minimum 15% below the 2015 National Energy Code for Buildings or 2015 National Building Code
Accessibility	N/A	10% of the units must be universally accessible for persons with disabilities. Accessible units for individuals with special needs must conform to the design criteria as described in CAN/CSA B651-12 Accessible Design for the Built Environment.	20% units must meet/exceed accessibility standards and common areas must be barrier-free OR full universal design applied	At least 10% of the units meet or exceed accessibility standards & access to the project & common areas must be barrier-free
Loan/Contribution				
Funding Type	Loan and/or contribution	Contribution	Loan and/or contribution	Loan
Maximum Loan	Financing for up to 20% of eligible costs Up to a maximum combined financing of \$10 million	N/A	Loan: Up to 95% of eligible costs for residential component and up to 75% of eligible costs for non-residential component	From up to 90%-100% loan-to-cost for residential component, up to 75% loan-to-cost for non-residential component
Maximum Contribution	Capital projects: 50% grant and 50% loan Small planning and studies grants also available	Typically \$120,000-\$150,000 per unit	Up to 40% of eligible costs for 'higher performance projects'; otherwise 30% Typical contributions range from 5-10% of project costs	N/A
Minimum DCR Requirements	N/A	N/A	1.00 for residential component and 1.40 for non-residential component	1.10 for residential component and 1.40 for non-residential component
Rates & Amortization	Rate not as favourable as CMHC, although offers greater grant amount.	N/A	Fixed rate for 10 years, reset and fixed for another 10 years, amortization of up to 50 years	Options are: fixed-rate (fixed rate locked in at the beginning of term) or hybrid (fixed rate at occupancy permit), amortization of up to 50 years

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Considerations & Experiences				
Timeline	Projects are typically expected to be completed within three years of FCM approval.	The City of Ottawa is currently transitioning from the Action Ottawa program to Pre-development Funding program that will prepare projects for future grants, timelines have not been established	In Cahdco's experience, timeline for Co-Investment is lengthier than RCFI - can be as long as 18 months before the first draw depending on how far along the project is	In Cahdco's experience, the RCFI process is shorter than Co-Investment - can expect the first draw after approximately 9 months depending on how far along the project is
Costs	The planning and study applications that precede the new build capital projects stream can offer up to \$25,000 and \$175,000 in grants, respectively.	Architectural, project management, planning, and cost estimating fees are often incurred as a project prepares to apply to the City of Ottawa for funding	Costs and fees associated with financing application/process may be waived, however the lengthy timeline means the project will have to rely on bridge financing for several months, which can be costly	Significant costs associated with financing application (loan insurance, legal, etc.), however due to the shorter timeline, the project will have to rely less on bridge financing
Underwriting Process	Unknown	N/A	Underwriting is performed completely in-house	Uses an experienced underwriting firm (CMLS)
Links:	https://fcm.ca/en/funding/gmf/capital-project-new-construction-sustainable-affordable-housing	N/A	https://www.cmhc-schl.gc.ca/en/nhs/co-investment-fund--new-construction-stream	https://www.cmhc-schl.gc.ca/en/nhs/rental-construction-financing-initiative
			https://eppdscrmssa01.blob.core.windows.net/cmhc-prodcontainer/files/pdf/co-invest%20fund/nhs-co-invest-fund-checklist-aug2018-en.pdf	https://eppdscrmssa01.blob.core.windows.net/cmhc-prodcontainer/files/pdf/create%20new%20housing/rcfi/nhs-rental-housing-construction-required-documents-en.pdf?sv=2018-03-28&ss=b&srt=sco&sp=r&se=2021-05-07T03:55:04Z&st=2019-05-06T19:55:04Z&spr=https,http&si

Other Capital Funding & Financing Options:

- Social Financing (private capital mobilized for public good) entities such as VanCity Community Investment Bank (VCIB), Housing Services Corporation (HSC), Housing Investment Corporation (HiC)
- Conventional bank financing