

## Second Stage Transitional Housing (SSTH) New Build Project

### National Capital Funding & Financing Options Matrix

The following matrix chart outlines funding and financing options for eight national capital funding and financing programs: CMHC Seed, CMHC Rapid Housing Initiative (RHI), CMHC National Housing Co-Investment Fund: Women and Children Shelter and Transitional Housing Initiative (WCSTHI), CMHC National Housing Co-Investment Fund: Indigenous Shelter and Transitional Housing Initiative (ISTHI), CMHC Affordable Housing Fund (AHF): New Construction (formerly the National Housing Co-Investment Fund), and the Federation of Canadian Municipalities (FCM) Sustainable Affordable Housing (SAH) Planning, Study, and Capital programs.

	CMHC Seed	CMHC Rapid Housing Initiative (RHI): Projects Stream	CMHC Affordable Housing Fund: Women and Children Shelter and Transitional Housing Initiative (WCSTHI)	CMHC Affordable Housing Fund: Indigenous Shelter and Transitional Housing Initiative (ISTHI)	CMHC Affordable Housing Fund (AHF): New Construction (formerly National Housing Co-Investment Fund)	FCM Sustainable Affordable Housing (SAH): Planning	FCM Sustainable Affordable Housing (SAH): Study	FCM Sustainable Affordable Housing (SAH): Capital
<b>Brief Summary</b>	<p>This funding is for projects early in the development process. There is a grant and loan available. There is no requirement to take the loan. The grant is for <b>up to \$150,000</b>.</p> <p>The application window is open, however, all contribution funding for 2024 has been allocated. Applications for interest-free loans will continue to be accepted.</p> <p>The contribution funding went quickly because demand is so high. Applications opened on March 1, 2024, and Women's Shelters Canada was advised by a CMHC representative to apply within two weeks of the application opening date.</p>	<p>CMHC is not currently accepting new applications for this funding.</p> <p>This funding is a grant for the rapid construction of low-level rent projects. It covers <b>up to 100%</b> of total project costs. It is ideal for second-stage projects.</p> <p>There are two streams to apply under: Projects and Cities. Projects located in urban areas apply through the Cities Stream, and application requirements differ depending on jurisdiction. All other projects apply under the Projects Stream, which this guides reviews.</p> <p>The first round was completed in 2020. The second round in 2021. The third round closed in March 2023.</p>	<p>CMHC is not currently accepting new applications for this funding.</p> <p>This funding is a grant for the construction of shelters and transitional housing for women and children fleeing violence. It covers <b>up to 100%</b> of total project costs and often provides an operational subsidy.</p> <p>There were two rounds, both were completed in 2022.</p>	<p>CMHC is not currently accepting new applications for this funding.</p> <p>This funding is for the construction of shelters and transitional housing for First Nations, Inuit, and Métis women, children, and 2SLGBTQIA+ people fleeing violence.</p> <p>Proponents in provinces can receive a <b>maximum of \$3.48M</b> and proponents in territories can receive a <b>maximum of \$7.2M</b> for capital costs.</p> <p>Operational funding will be provided by Indigenous Services Canada (ISC). The application submitted to CMHC includes both capital funding from CMHC and operational funding from ISC.</p> <p>Applications closed October 31, 2023. Future rounds are expected to open.</p>	<p>This funding, formerly known as the National Housing Co-Investment Fund, is for the construction of new affordable housing that is energy-efficient, accessible, and socially inclusive.</p> <p>This funding is primarily a loan with a smaller grant portion. Therefore, it is more difficult for low-level rent projects like second stage transitional housing to use this program to fund their project.</p> <p>You can receive a <b>maximum of \$75,000 per unit</b> in grant.</p> <p>Projects must have support from another level of government.</p> <p>Applications are accepted continuously. The application window closes in March 2028.</p>	<p>This funding is to support projects that are in the early stages of development. It helps fund activities in the initial planning phase to get the project ready for further capital funding applications, such as hiring a Project Manager or architecture firm.</p> <p>This funding should be applied for early in the development process.</p> <p>The funding is contribution only for a <b>maximum of \$30,000</b> or 80% of eligible costs, whichever is less.</p> <p>The application window is ongoing until all funding is allocated for the fiscal year.</p>	<p>This funding is to support projects to complete the assessments, such as environmental site assessments (phase 1 and phase 2), geotechnical reports, or energy modelling, needed before the construction of sustainable and affordable housing.</p> <p>The funding is contribution only for a <b>minimum of \$30,000</b> and a <b>maximum of \$250,000</b>, or 80% of eligible costs, whichever is less.</p> <p>The application window is ongoing until all funding is allocated for the fiscal year.</p>	<p>This funding is for the construction of sustainable and affordable housing that can operate at Net-Zero Energy (NZE). It will not fund the creation of emergency shelters – strictly transitional or permanent housing.</p> <p>The funding consists of both a contribution and a loan and can be stacked with other funding, such as CMHC. The contribution can be up to 60% of funding received from FCM.</p> <p>You can receive a <b>maximum of 20% of total project cost (40% loan, 60% grant) up to \$10 million for new builds</b>, and a <b>maximum of 80% of total project costs (35-60% grant, 40-65% loan) up to \$10 million for retrofits</b>.</p> <p>The application window is ongoing until all funding is allocated for the fiscal year.</p> <p>This funding is difficult for the VAW sector because it will not cover all project costs, has a significant loan portion, and NZE is extremely difficult to achieve.</p>
<b>Eligibility &amp; Requirements</b>								
<b>Property Type</b>	<ul style="list-style-type: none"> <li>Covers pre-development activities of New Construction, Conversions, and Renovations</li> <li>Standard rentals, shelters, and transitional and supportive housing (second stage)</li> </ul>	<ul style="list-style-type: none"> <li>New Construction and Conversions</li> <li>Standard rental, transitional, permanent supportive housing, single room occupancy, and seniors housing (that requires light to no care)</li> <li>Permanent housing (long-term tenancy, 3 months or more)</li> </ul>	<ul style="list-style-type: none"> <li>New Construction, Conversions, Repairs and Renewals</li> <li>Emergency shelters and transitional (second stage) housing for women and their children fleeing violence</li> </ul>	<ul style="list-style-type: none"> <li>New Construction and Conversions</li> <li>Emergency shelters and transitional (second stage) housing for First Nations, Inuit, and Métis women, children, and 2SLGBTQIA+ people fleeing violence</li> </ul>	<ul style="list-style-type: none"> <li>New Construction and Conversions</li> <li>Standard rental, shelters, transitional &amp; supportive housing (second stage), and seniors' housing</li> </ul>	<ul style="list-style-type: none"> <li>New Construction, Conversions, and Retrofits</li> <li>Transitional or permanent affordable and sustainable housing</li> <li>Does not include emergency shelters</li> </ul>	<ul style="list-style-type: none"> <li>New Construction, Conversions, and Retrofits</li> <li>Transitional or permanent affordable and sustainable housing</li> <li>Does not include emergency shelters</li> </ul>	<ul style="list-style-type: none"> <li>New Construction, Conversions, and Retrofits</li> <li>Transitional or permanent affordable and sustainable housing</li> <li>Does not include emergency shelters</li> </ul>
<b>Number of Units</b>	Minimum 5 units/beds	Minimum 5 units/beds	Minimum 5 units/beds	Minimum 5 units/beds	Minimum 5 units/beds	No minimum	No minimum	No minimum
<b>Uses</b>	Primary use must be residential.	Primary use must be residential. Round 3 of RHI will not fund non-residential space.	Primary use must be residential. Non-residential components are not to exceed 30% of total gross floor space nor 30% of total project cost.	Primary use must be residential. Non-residential components are not to exceed 30% of total gross floor space nor 30% of total project cost.	Primary use must be residential. Non-residential components are not to exceed 30% of total gross floor space nor 30% of total project cost.	Primary use must be residential. Non-residential components are not to exceed 30% of total gross floor space.	Primary use must be residential. Non-residential components are not to exceed 30% of total gross floor space.	Primary use must be residential. Non-residential components are not to exceed 30% of total gross floor space.
<b>Affordability</b>	Rents must be affordable based on municipality, province or territory, or Indigenous government criteria.	100% of units must be less than 30% of gross income on housing costs to targeted populations. Affordability must be maintained for a minimum of 20 years.	100% of units must be affordable at less than 80% of the CMHC Median Market Rent (MMR) rate.	30% of units must be affordable at less than 80% of the CMHC Median Market Rent (MMR) rate. There is a premium for 40% or more units at less than 70% MMR. Affordability must be maintained for a minimum of 20 years.	30% of units must be affordable at less than 80% of the CMHC Median Market Rent (MMR) rate. There is a premium for 40% or more units at less than 70% MMR. Affordability must be maintained for a minimum of 20 years. CMHC will prioritize applications that exceed these standards.	30% of the units must be affordable at less than 80% of the local Median Market Rent (MMR).	30% of the units must be affordable at less than 80% of the local Median Market Rent (MMR).	30% of the units must be affordable at less than 80% of the local Median Market Rent (MMR). Affordability must be maintained for the duration of the loan repayment period with FCM.
<b>Energy Efficiency</b>	There are no requirements for energy efficiency to access this funding. If able, applicants are encouraged to share if they are working towards any specific energy efficiency targets or if they are planning to meet or exceed any other CMHC program energy efficiency targets that they intend to apply to after the fact.	RHI will prioritize projects that can exceed the energy efficiency standards set out in the 2015 National Energy Code for Buildings (NECB) or local/regional standards (whichever is higher).	Proposed new projects must have either a minimum of 25% reduction in energy consumption under the 2015 National Energy Code for Buildings (NECB) or a minimum of 15% reduction in energy consumption under the 2017 NECB.	Proposed new projects must have either a minimum of 25% reduction in energy consumption under the 2015 National Energy Code for Buildings (NECB) or a minimum of 15% reduction in energy consumption under the 2017 NECB.	Proposed new projects and retrofit projects must have either a minimum of 25% reduction in energy consumption under the 2015 National Energy Code for Buildings (NECB) or a minimum of 15% reduction in energy consumption under the 2017 NECB.	<p><b>New Builds</b></p> <p>Proposed new construction projects must be working towards Net-Zero Energy (NZE) or Net-Zero Energy Ready (NZER).</p> <p><b>Retrofits</b></p> <p>Proposed retrofits must aim to achieve a minimum of 25% reduction in energy consumption relative to current</p>	<p><b>New Builds</b></p> <p>Proposed new construction projects must be working towards Net-Zero Energy (NZE) or Net-Zero Energy Ready (NZER).</p> <p><b>Retrofits</b></p> <p>Proposed retrofits must aim to achieve a minimum of 25% reduction in energy consumption relative to current</p>	<p><b>New Builds</b></p> <p>Proposed new construction projects must reach Net-Zero Energy (NZE) building or a net total energy use intensity (net-TEUI) of 80 kWh/m<sup>2</sup> or less.</p> <p>Northern applicants are required to achieve a net-TEUI of 120 kWh/m<sup>2</sup> or less.</p>

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	<p>Include any relevant documentation to demonstrate work being done to meet these targets.</p> <p>As the project develops, it's expected that these energy efficiency targets may shift. CMHC wants to see the feasibility of the project so it's best to include this information if available.</p>		<p>Conversions must have a minimum of 25% reduction relative to past performance levels.</p> <p>WCSTHI will prioritize projects that exceed these standards and must be clearly stated.</p>	<p>Conversions must have a minimum of 25% reduction relative to past performance levels.</p>	<p>There is a premium for projects that reach 35% reduction in energy consumption related to the 2015 NECB.</p> <p>CMHC will prioritize applications that exceed these standards.</p>	<p>performance. Further incentives are offered to projects that achieve greater reductions.</p>	<p>performance. Further incentives are offered to projects that achieve greater reductions.</p>	<p><b>Retrofits</b></p> <p>Proposed retrofits must aim to achieve a minimum of 25% reduction in energy consumption relative to current performance.</p>
<b>Accessibility</b>	<p>There are no requirements for accessibility to access this funding.</p> <p>If able, applicants are encouraged to share if they are working towards any specific accessibility targets or if they are planning to meet or exceed any other CMHC program accessibility targets that they intend to apply to after the fact.</p> <p>Include any relevant documentation to demonstrate work being done to meet these targets.</p> <p>As the project develops, it's expected that these accessibility targets may shift. CMHC wants to see the feasibility of the project so it's best to include this information if available.</p>	<p>Projects that can exceed the local accessibility requirements in their jurisdiction will be given greater priority.</p>	<p>Common areas must be barrier-free and a minimum of 20% of units must meet accessibility standards, OR the entire project has a full universal design.</p> <p>WCSTHI will prioritize projects that can exceed these standards.</p>	<p>Common areas must be barrier-free and a minimum of 20% of units must meet accessibility standards, OR the entire project has a full universal design.</p>	<p>Common areas must be barrier-free and a minimum of 20% of units must meet accessibility standards, OR the entire project has a full universal design.</p> <p>CMHC will prioritize applications that exceed these standards.</p>	<p>There is no accessibility requirement. If accessibility is included it will be viewed favourably under social benefits of the project.</p>	<p>There is no accessibility requirement. If accessibility is included it will be viewed favourably under social benefits of the project.</p>	<p>There is no accessibility requirement. If accessibility is included it will be viewed favourably under social benefits of the project.</p>
<b>Loan/Contribution (Grant) Details</b>								
<b>Funding Type</b>	Contribution and possible loan	Contribution	Contribution	Contribution	Contribution and loan	Contribution	Contribution	<p>Contribution and loan</p> <p><b>New Builds</b></p> <p>The grant and loan must be taken together for up to \$10M or 20% (60% grant, 40% loan) of total eligible costs.</p> <p><b>Retrofits</b></p> <p>The grant and loan must be taken together for up to \$10M or 80% of total eligible project costs.</p>
<b>Maximum Contribution (Grant)</b>	\$150,000	Up to 100% of total project costs	Up to 100% of total project costs	<p>\$3,480,000 in capital per facility in Provinces</p> <p>\$7,200,000 in capital per facility in Territories and Inuit Nunangat</p>	<p>Up to \$75,000 per unit</p> <ul style="list-style-type: none"> <li>\$25,000 base funding for all minimum eligibility requirements</li> <li>\$25,000 premium for higher affordability (40% or more units are rented at less than 70% MMR)</li> <li>\$25,000 premium for higher energy efficiency (over 35% better relevant to the 2015 NEBC)</li> </ul> <p><b>For co-operatives, Indigenous groups, and non-profits:</b> up to 40% of eligible costs or \$75,000 per unit, whichever is less</p> <p><b>For governments and their subsidiaries:</b> up to 30% of eligible costs or \$75,000 per unit, whichever is less</p> <p><b>For the private sector:</b> up to 15% of eligible costs or \$75,000 per unit, whichever is less</p>	Up to \$30,000 for 80% of eligible costs	Up to \$250,000 for 80% of eligible costs	<p><b>New Builds</b></p> <p>Up to \$6,000,000 for 12% of total eligible costs</p> <p>Northern applicants qualify for an additional 20% grant</p> <p><b>Retrofits</b></p> <p>Between 35% and 60% of total financing + 10% (based on anticipated energy performance i.e., 25% energy reduction = 35% grant portion, or 50% energy reduction = 60% grant portion)</p> <p>Northern applicants qualify for an additional 20% grant (up to a maximum of 80% grant portion)</p>
<b>Maximum Loan</b>	\$350,000	N/A	N/A	N/A	<p><b>For co-operatives, Indigenous groups, and non-profits:</b> up to 95% of eligible costs</p> <p><b>For governments and the private sector:</b> up to 75% of eligible costs</p>	N/A	N/A	<p><b>New Builds</b></p> <p>Up to \$4,000,000 for 8% of total eligible costs</p> <p><b>Retrofits</b></p> <p>Between 40% and 65% of total financing (depends on grant portion that is based on anticipated energy performance)</p>

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<b>Minimum DCR Requirements</b>	DCR requirements will follow the proponent's intended funding program. For example, if the project anticipates Affordable Housing funding, it will use Affordable Housing Fund lending parameters.	N/A	N/A	N/A	1.0 DCR for residential component for non-profits 1.4 DCR for non-residential component	N/A	N/A	If FCM is the only lender, DCR must be 1.1.  If CMHC or BC Housing are other lenders on the project, FCM will follow their DCR requirements.
<b>Rates and Amortization</b>	<ul style="list-style-type: none"> <li>Interest-free loan with a 3-year term</li> </ul>	N/A	N/A	N/A	<ul style="list-style-type: none"> <li>Up to 20-year repayable loan with CMHC</li> <li>10-year initial term, with interest rate reset at end of initial term and fixed for another 10-year term</li> <li>Below market rates</li> <li>Fixed rate locked in at beginning of term (i.e., at initial repayable loan advance)</li> <li>50-year amortization</li> </ul>	N/A	N/A	<ul style="list-style-type: none"> <li>Loans available with interest rates for 10, 20 or 30-year terms</li> <li>Several factors, including the needs of your organization, are considered in determining the term of your loan. Green Municipal Fund (GMF) loans with terms of 10 years have lower interest rates than loans with 20-year terms. Please <a href="#">contact</a> an FCM GMF Project Officer for more information.</li> <li>Please note that the maximum term and amortization for FCM-funded projects is 30 years</li> </ul>
<b>Application Considerations</b>								
<b>Timeline</b>	<p>Opened in 2014.</p> <p>The application window is open, but all contribution funding for 2024 has been allocated. CMHC will continue to accept applications for interest-free loans.</p> <p>Seed funding is provided on a fiscal basis with new funding being allocated every year.</p>	<p>Round 1 opened in October 2020 and closed in March 2021.</p> <p>Round 2 opened in June 2021 and closed in March 2022.</p> <p>Round 3 opened in December 2022 and closed in March 2023. Applicants were informed of their status by mid-July 2023.</p>	<p>Round 1 opened in November 2021 and closed in January 2022.</p> <p>Round 2 opened in April 2022 and closed in May 2022.</p> <p>A third round may be opened at a later date.</p> <p>Applicants are informed of their status within 4-6 weeks of the application closing date.</p>	<p>Opened in 2021 and closed in October 2023. Future rounds may be opened at a later date.</p> <p>CMHC will contact you within approximately two weeks of submitting your application. CMHC will inform you if additional documentation or clarifications are required.</p> <p>The selection of projects for funding will be conducted in phases twice a year at a minimum.</p>	<p>Opened in May 2018 and closes in March 2028.</p> <p>Review by CMHC is ongoing and applications can be submitted at any time.</p> <p>May take several months for CMHC to review.</p> <p>Your application will be processed upon submission of all documentation. You will hear from a CMHC specialist within 14 days if more clarification is needed.</p> <p>Financial analysis of your application will take 30-120 days from the date of submission.</p>	<p>Opened in May 2020 and expected to run until 2026.</p> <p>Review by FCM is ongoing and applications can be submitted at any time.</p> <p>Typically, it takes 3-4 months for FCM to review your application, but approval timelines have been extended to 8 months.</p>	<p>Opened in May 2020 and expected to run until 2026.</p> <p>Review by FCM is ongoing and applications can be submitted at any time.</p> <p>Typically, it takes 4-6 months for FCM to review your application, but approval timelines have been extended to 8 months.</p>	<p>Opened in May 2020 and expected to run until 2026.</p> <p>Review by FCM is ongoing and applications can be submitted at any time.</p> <p>Typically, it takes 12-14 months for FCM to review your application.</p>
<b>Initial Application Requirements</b>	<ul style="list-style-type: none"> <li>Land Status OR Proof of Ownership</li> <li>Financial Statements for the last three years</li> <li>CMHC Viability Assessment Spreadsheet</li> <li>Additional supporting documentation will make your application stronger. Refer to <a href="#">CMHC's checklist</a> for more information.</li> </ul>	<ul style="list-style-type: none"> <li>Land must be owned or purchased</li> <li>Class B Quantity Surveyor Report</li> <li>Any applicable Municipal Approvals and approved zoning</li> <li>Financial Statements for the last four years</li> <li>Confirmation of operating subsidies from another level of government or confirmation of self-subsidizing deficiencies</li> <li>Confirmation of capital funding</li> <li>CMHC RHI Proforma</li> <li>CMHC RHI Construction and Development Schedule</li> <li>Phase I Environmental Site Assessment</li> <li>Confirmation of Energy Efficiency (for new builds only)</li> <li>Confirmation of Accessibility (for new builds only)</li> </ul>	<ul style="list-style-type: none"> <li>Land must be owned or purchased</li> <li>Class C or D Quantity Surveyor Report</li> <li>Any applicable Municipal Approvals and approved zoning</li> <li>Financial Statements for the last three years</li> <li>Letters of Support</li> <li>Completed CMHC Application Form</li> </ul>	<ul style="list-style-type: none"> <li>Land is an eligible cost for projects selected under ISTHI. Applicants must have it identified but do not need to own it. They can acquire it upon approval.</li> <li>Class C Quantity Surveyor Report</li> <li>Financial Statements for the last three years</li> <li>Preliminary Designs</li> <li>Construction Schedule</li> <li>Letters of Support</li> <li>CMHC Mandatory Application Worksheet</li> </ul>	<ul style="list-style-type: none"> <li>Land must be owned or purchased</li> <li>Class B Quantity Surveyor Report</li> <li>Any applicable Municipal Approvals and approved zoning</li> <li>Architectural Schematic Designs</li> <li>Confirmation of support from another level of government</li> <li>Financial Statements for the last three years</li> <li>Letters of Support</li> <li>CMHC Financial Viability and Prioritization Assessment</li> </ul>	<p><b>Pre-Application</b></p> <ul style="list-style-type: none"> <li>Eligibility Screening Questionnaire in FCM portal</li> </ul> <p><b>Full Application</b></p> <ul style="list-style-type: none"> <li>FCM Project Workbook</li> <li>Resumes of project team members</li> <li>Letters for confirmed sources of funding</li> <li>Ownership documents</li> <li>Any additional documentation to support your answers in the FCM application portal</li> </ul>	<p><b>Pre-Application</b></p> <ul style="list-style-type: none"> <li>Eligibility Screening Questionnaire in FCM portal</li> </ul> <p><b>Full Application</b></p> <ul style="list-style-type: none"> <li>FCM Project Workbook</li> <li>Resumes of project team members</li> <li>Letters for confirmed sources of funding</li> <li>Ownership documents</li> <li>Letter of Support from the municipality</li> <li>Any additional documentation to support your answers in the FCM application portal</li> </ul>	<p><b>Pre-Application</b></p> <ul style="list-style-type: none"> <li>FCM Project Summary Workbook</li> <li>FCM Pre-Application in portal</li> <li>Key documentation related to the environmental outcomes of the project</li> </ul> <p><b>Full Application</b></p> <ul style="list-style-type: none"> <li>Land needs to be owned or purchased.</li> <li>Class C Quantity Surveyor Report</li> <li>Ownership documents</li> <li>Building appraisal, if applicable</li> <li>Letter of Support from the municipality</li> <li>Phase 1 Environmental Site Assessment</li> <li>Energy Model</li> <li>Preliminary Designs</li> <li>Financial Statements</li> <li>Resumes of project team members</li> <li>Risk registry or risk mitigation document</li> <li>FCM Project Workbook and Project Summary Workbook</li> <li>Financial Analysis/Budget</li> </ul>

	CMHC Seed	CMHC Rapid Housing Initiative (RHI): Projects Stream	CMHC Affordable Housing Fund: Women and Children Shelter and Transitional Housing Initiative (WCSTHI)	CMHC Affordable Housing Fund: Indigenous Shelter and Transitional Housing Initiative (ISTHI)	CMHC Affordable Housing Fund (AHF): New Construction (formerly National Housing Co-Investment Fund)	FCM Sustainable Affordable Housing (SAH): Planning	FCM Sustainable Affordable Housing (SAH): Study	FCM Sustainable Affordable Housing (SAH): Capital
<b>Process</b>	Apply through the CMHC Portal.	Apply through the CMHC Portal.	Email your completed application form and other required documentation to your CMHC Housing Specialist.	Apply through the CMHC Portal.	Apply through the CMHC Portal.	Complete the Pre-Application eligibility screening process in the FCM portal.  Once confirmed eligible, you will be invited to complete a full application in the FCM portal. The review can take several weeks.  Once the application is submitted, FCM staff and an external peer review panel assess the application and provide a funding recommendation. FCM leadership makes a funding decision on behalf of the Board of Directors and Council.	Complete the Pre-Application eligibility screening process in the FCM portal.  Once confirmed eligible, you will be invited to complete a full application in the FCM portal. The review can take several weeks.  Once the application is submitted, FCM staff and an external peer review panel assess the application and provide a funding recommendation. FCM leadership makes a funding decision on behalf of the Board of Directors and Council.	Complete the Pre-Application form and an FCM Project Summary Workbook. Include key documents related to the environmental outcomes of the project.  Once confirmed eligible, you will be invited to complete a full application in the FCM portal.  Once the application is submitted, FCM staff review the application to ensure completeness and request additional documentation if needed. The application is then sent to an external peer review panel for a funding recommendation. FCM leadership makes a funding decision on behalf of the Board of Directors and Council.
<b>If successful</b>	Once an application is approved, funding is offered based on an incremental stage approach following the project's development stages (1. Concept Development/Pre-Design, 2. Schematic Development, and 3. Design Development).  To receive advances, the activity must be complete, the invoice must be provided, and supporting documentation must be received. Invoices must be received before December 31 <sup>st</sup> of the year the application is approved.	You will receive a conditional offer from CMHC. You must meet these conditions, which are specific to each project and determined in conjunction with CMHC's legal team.	You will be asked to provide further project details to secure your funding agreement, including: <ul style="list-style-type: none"> <li>Architectural Schematic Designs</li> <li>ESA Reports</li> <li>Detailed Building Plans</li> <li>Geotechnical Investigation</li> <li>Drawdown Schedule</li> <li>Class A Quantity Surveyor Report</li> <li>Insurance</li> </ul> You must satisfy further conditions to receive your first advance.	You will be asked to provide further project details to secure your funding agreement, including: <ul style="list-style-type: none"> <li>Architectural Schematic Designs</li> <li>ESA Reports</li> <li>Detailed Building Plans</li> <li>Geotechnical Investigation</li> <li>Drawdown Schedule</li> <li>Class A Quantity Surveyor Report</li> <li>Insurance</li> </ul> It can take 6-12 months to receive your first advance as you work to satisfy the above conditions.	You will receive a Letter of Intent (LOI) confirming CMHC's conditional offer within 30-120 days. You must meet these conditions within 60 days.  Once documentation of these conditions is received, the application will go through a final approval process that will take approximately 30 days.  CMHC will then offer you a funding agreement within 40 more days but could be longer depending on the complexity of your application. You have 30 days to accept this funding agreement.  A drawdown schedule will be created, and further conditions must be met to receive your advances.  The project must be ready to begin construction within six months of approval.  The contribution/grant is not subject to rental achievement and may be fully advanced during the construction period.  Funding can be requested once a month from CMHC, called a "draw". This is done through a QS Report. You are only able to request funds for the amounts on the invoices that are submitted with the QS report.	You will receive a contract with funding and disbursement terms and reporting requirements.  Once a full application is submitted, eligible costs can be incurred while the review is in process at the applicant's discretion.  Disbursement of funding follows a cost-incurred approach, meaning that FCM funds are released after the work has been completed and the contracted company/consultant is awaiting payment from you.  Planning grants are typically disbursed in one full amount.  If you require an advance disbursement (before the work has been contracted and completed), FCM will consider this request, as long as the project has been approved. You could be eligible to receive up to 50% of the approved funding amount in advance.	You will receive a contract with funding and disbursement terms and reporting requirements.  Once a full application is submitted, eligible costs can be incurred while the review is in process at the applicant's discretion.  Disbursements follow a cost-incurred approach, meaning that FCM funds are released after the work has been completed and the contracted company is awaiting payment from you.  Study grants can be disbursed in up to three installments.  If you require an advance disbursement (before the work has been contracted and completed), FCM will consider this request, as long as the project has been approved. You could be eligible to receive up to 50% of the approved funding amount in advance.	You will receive a contract with funding and disbursement terms and reporting requirements.  Negotiation of the key terms and conditions commences, and then the loan and grant agreement will be finalized.  Once a full application is submitted, eligible costs can be incurred while the review is in process at the applicant's discretion.  Disbursements follow a cost-incurred approach, meaning that FCM funds are released after the work has been completed and the contracted company is awaiting payment from you.  FCM disburses up to three combined loan and grant disbursements during construction. Grants may not be disbursed in advance of the loan.  If you require an advance disbursement (before the work has been contracted and completed), FCM will consider this request, as long as the project has been approved. You could be eligible to receive up to 50% of the approved funding amount in advance.
<b>Links</b>	<ul style="list-style-type: none"> <li><a href="#">Seed Funding on CMHC Website</a></li> <li><a href="#">Seed Funding Highlight Sheet</a></li> <li><a href="#">Seed Funding Required Documentation</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">RHI on CMHC Website</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">WCSTHI on CMHC Website</a></li> <li><a href="#">WCSTHI Highlight Sheet</a></li> <li><a href="#">WCSTHI Required Documentation</a></li> <li><a href="#">WCSTHI Application Q&amp;A</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">ISTHI on CMHC Website</a></li> <li><a href="#">ISTHI Highlight Sheet</a></li> <li><a href="#">ISTHI Application Guide</a></li> <li><a href="#">ISTHI Q &amp; A</a></li> <li><a href="#">ISTHI Evaluation Criteria</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">AHF on CMHC website</a></li> <li><a href="#">AHF Application Guide</a></li> <li><a href="#">AHF Funding Eligibility</a></li> <li><a href="#">AHF Required Documentation</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">SAH Planning on FCM website</a></li> <li><a href="#">SAH Planning Application Guide</a></li> <li><a href="#">FCM Guide to Understanding Energy Efficiency</a></li> <li><a href="#">FCM SAH Factsheets</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">SAH Study on FCM website</a></li> <li><a href="#">SAH Study Application Guide</a></li> <li><a href="#">FCM Guide to Understanding Energy Efficiency</a></li> <li><a href="#">FCM SAH Factsheets</a></li> </ul>	<ul style="list-style-type: none"> <li><a href="#">SAH Capital on FCM website</a></li> <li><a href="#">SAH Capital Application Guide</a></li> <li><a href="#">FCM Guide to Understanding Energy Efficiency</a></li> <li><a href="#">FCM SAH Factsheets</a></li> </ul>