



Overview:
**Government and Non-Governmental Organization (NGO)
 Programs to Encourage Housing Supply Growth**
Last Updated January 29, 2025



Organization & Program	Incentive	Details	
		Non-market	Private
CMHC Affordable Housing Fund (New Construction)	<ul style="list-style-type: none"> - Provides low-cost repayable loans paired with forgivable loans and grants (contributions) to build new affordable housing - Affordability required: 30% of units must be less than 80% of Median Market Rent - Contributions only available to rental projects that have (or will be securing) most of their project funding from other sources) up to 95% of eligible costs 	<ul style="list-style-type: none"> - Grant: \$50K/unit, plus \$25K/unit for Social Outcomes Premium and \$25K/unit for Shelter/Transitional/Supportive Housing - Forgivable Loan: \$25-75K/unit, up to 40% to total project costs - Repayable Loan: up to 95%, 10-yr fixed (with opportunity to renew), below-market rate, up to 50 yr amort. 	<ul style="list-style-type: none"> - Grant: \$50K/unit plus \$25K/unit for Social Outcomes Premium - Forgivable Loan: \$25-75K/unit, up to 15% to total project costs - Repayable Loan: up to 75% , 10-yr fixed, below-market rate, up to 50 yr amort.
CMHC Apartment Construction Loan Program (formerly RCFI) (Direct insured lending)	<ul style="list-style-type: none"> - Low-cost, insured loans from construction to stabilization for standard rental buildings. - Affordable units must be secured for min. 10 yrs. - 2 Affordability Options: Option A: Min. 20% of unit rented at or below 30% of median family income for the area, AND total rental income must be at least 10% below gross achievable income; Option B: Project approved under other government affordable housing programs. 	<ul style="list-style-type: none"> - \$1 Million min. Loan - Residential component: <ul style="list-style-type: none"> - Up to 100% Loan to Cost (for projects offering the greatest social outcomes of affordability, accessibility, energy efficiency, stacking of gov. Programs, and transit orientation) - 1.1 DCR - Non-residential component: <ul style="list-style-type: none"> - Up to 75% Loan to Cost (non-residential component) - 1.4 DCR - 10-yr term, fixed rate - Up to 50-yr amortization 	<ul style="list-style-type: none"> - \$1 Million min. Loan - Residential component: <ul style="list-style-type: none"> - Up to 100% Loan to Cost (for projects offering the greatest social outcomes of affordability, accessibility, energy efficiency, stacking of gov. Programs, and transit orientation) - 1.1 DCR - Non-residential component: <ul style="list-style-type: none"> - Up to 75% Loan to Cost (non-residential component) - 1.4 DCR - 10-yr term, fixed rate - Up to 50-yr amortization
CMHC Federal Lands Initiative	Forgivable loans to support the transfer of surplus	<ul style="list-style-type: none"> - Min. term is 25 yrs - 1.1 DCR 	<ul style="list-style-type: none"> - Min. term is 25 yrs - 1.1 DCR

<p>(No Edmonton sites currently available)</p>	<p>federal properties at discounted to no cost for the development of affordable housing.</p> <p>Rents for a minimum of 30% of the units must be less than 80% of the median market rent, for a minimum of 25 years</p>	<ul style="list-style-type: none"> - Additional consideration given to projects with: <ul style="list-style-type: none"> - Units dedicated to vulnerable populations - Partnerships that will help achieve better outcomes - Onsite integrated support services for tenants. 	<ul style="list-style-type: none"> - Additional consideration given to projects with: <ul style="list-style-type: none"> - Units dedicated to vulnerable populations - Partnerships that will help achieve better outcomes - Onsite integrated support services for tenants.
<p>CMHC MLI select (new construction)</p>	<ul style="list-style-type: none"> - Low-cost mortgage loan insurance to enable favorable financing terms and conditions for multi-unit residential properties. - Min. Affordability: 10% of units rented at or below 30% of median renter income, for a minimum of 10 years 	<ul style="list-style-type: none"> - Residential Component: <ul style="list-style-type: none"> - Up to 95% Loan to Cost - 1.1 DCR for standard rental housing with 5+ units - 1.2 DCR for SRO/Supportive housing and retirement homes - Non-residential Component: <ul style="list-style-type: none"> - Up to 75% Loan to Cost - 1.4 DCR - Fixed or floating rate (with ceiling rate) - Up to 50-yr amortization - Borrowers must have a net worth equal to at least 25% of the loan amount, with a minimum of \$100K. 	<ul style="list-style-type: none"> - Residential Component: <ul style="list-style-type: none"> - Up to 95% Loan to Cost - 1.1 DCR for standard rental housing with 5+ units - 1.2 DCR for SRO/Supportive housing and retirement homes - Non-residential Component: <ul style="list-style-type: none"> - Up to 75% Loan to Cost - 1.4 DCR - Fixed or floating rate (with ceiling rate) - Up to 50-yr amortization - Borrowers must have a net worth equal to at least 25% of the loan amount, with a minimum of \$100K.
<p>CMHC Seed Funding</p>	<p>Interest-free loans and grants to support predevelopment activities related to the construction of new affordable housing supply</p>	<ul style="list-style-type: none"> - Contribution of up to \$150,000 and/or an interest-free loan of up to \$350,000 but all proposed rents must be affordable as determined by the municipality, province or territory, or as otherwise accepted through CMHC programs. - Maximum 3 yr term for loan. - Expenses/costs related to eligible activities carried out and invoiced prior to approval date of Seed funding are not eligible. 	<ul style="list-style-type: none"> - Contribution of up to \$150,000 and/or an interest-free loan of up to \$350,000 but all proposed rents must be affordable as determined by the municipality, province or territory, or as otherwise accepted through CMHC programs - Maximum 3 yr term for loan. - Expenses/costs related to eligible activities carried out and invoiced prior to approval date of Seed funding are not eligible.
<p>CMHC Affordable Housing Innovation Fund</p>	<p>Flexible financing options (repayable or forgivable loans, equity capital investments, or other arrangements) to encourage new funding models and innovative building techniques to revolutionize the affordable housing sector.</p>	<ul style="list-style-type: none"> - Must meet affordability criteria of the municipality where the project is based - Must use novel financing models or unique designs for affordable housing to overcome barriers and lower costs and risks associated with housing projects and provide a knowledge 	<ul style="list-style-type: none"> - Must meet affordability criteria of the municipality where the project is based - Must use novel financing models or unique designs for affordable housing to overcome barriers and lower costs and risks associated with housing projects and provide a knowledge

	Affordable units must be secured for at least 10 years.	transfer plan and information dissemination strategy for the innovative project or idea.	transfer plan and information dissemination strategy for the innovative project or idea.
Government of Canada - Purpose-Built Rental Housing Rebate	<ul style="list-style-type: none"> - Temporary removal of GST paid by builders and purchasers of new purpose-built rental housing, with no restrictions related to the value of the rental units. - Applies to all purpose-built rental projects that begin construction between Sept.14, 2023, and Dec. 31, 2030, and complete construction by Dec. 31, 2035 - Eligible buildings must contain at least 4 new private apartment units, or at least 10 new private rooms or suites and 90% of units designated for long term rental. 	<ul style="list-style-type: none"> - Increases the new residential rental property (NRRP) GST rebate on new rental units from from 36% to 100%. - Certain eligibility conditions are relaxed for post-secondary institutions and school authorities that operate on a not-for-profit basis to help ensure that new student residences can qualify for the rebate. 	<ul style="list-style-type: none"> - Increases the new residential rental property (NRRP) GST rebate on new rental units from from 36% to 100%, with no reduction where the market value of a unit exceeds \$350,000.
Government of Canada - Accelerated Capital Cost Allowances	<ul style="list-style-type: none"> - Increases the maximum allowable rate of depreciation on newly-built purpose-built rental housing. - Eligible properties must contain a minimum of 4 units (or 10 private rooms) and at least 90% held for long term rental. - Applies to all purpose-built rental projects that begin construction between April 16, 2024 and Dec. 31, 2030, and complete construction by Dec. 31, 2035 	N/A; social housing units are non-taxable.	<ul style="list-style-type: none"> - Increases the maximum allowable rate of depreciation from 4% to 10% annually on eligible purpose-built rental housing.
CMHC Co-op Housing Development Program	<ul style="list-style-type: none"> - Forgivable and low-interest repayable loans for up to 100% of eligible costs (residential space). - Loans for up to 75% of eligible non-residential space costs. - Periodic funding call-based application process. - Forgivable loans will be the lesser amount of: <ul style="list-style-type: none"> - One-third of the total contract amount, or - The amount needed for the project 	<ul style="list-style-type: none"> - Non-profit housing cooperatives eligible, including: <ul style="list-style-type: none"> - Stand alone co-operatives or in partnership with another non-profit - Student housing co-operatives - Seniors housing co-operatives - Indigenous co-ops, including those in partnership with indigenous governments and organizations (on and off-reserve) 	<ul style="list-style-type: none"> - Ineligible (this includes equity co-operative)

	<p>to be financially viable</p> <ul style="list-style-type: none"> - Repayable loans available for: <ul style="list-style-type: none"> - Up to two thirds of project costs - Up to 50 year amortization - 10 or 20 year term, with option to renew after 10 years <p>Funding will be committed over 4 years starting in 2024-25.</p>		
<p>National Indigenous Collaborative Housing Inc. Indigenous Housing Funding</p>	<ul style="list-style-type: none"> - Funding for: <ul style="list-style-type: none"> - Indigenous Housing capacity & Organizational Development (up to \$1M); targeted to project development, operational shortfalls or other project development requirements to ensure project success/continuity - Capital development (\$1M to \$10M) for major renovations, new builds, etc. - Periodic funding call-based application process. 	<ul style="list-style-type: none"> - Non-profit housing providers across Canada are eligible as long as they are: <ul style="list-style-type: none"> - Indigenous-led/owned and/or organizations that are strongly supported by Indigenous peoples in the community. Organizations that partner with Indigenous organizations can be considered; - addressing urgent and unmet needs for urban, rural and northern Indigenous peoples - providing at least one of the following: <ul style="list-style-type: none"> - Supportive housing - Transitional services - Operational support 	<ul style="list-style-type: none"> - Ineligible
<p>Government of Alberta Affordable Housing Partnership Program</p>	<ul style="list-style-type: none"> - Capital contributions for mixed-income developments with an affordable and/or social housing component, including mixed use projects and specialized housing - Contributions will be in the form of either capital grants or land (transfer of ownership or lease) - Maximum contribution is up to one third (33%) of the cost of the project - Affordable units must be secured for a minimum of 20 years 	<ul style="list-style-type: none"> - Minimum of 70% of total units must have rents below 90% of Median Market Rent, including 10% of total units at 60% of Median Market Rent - Applicants must be a part of a partnership that includes at least one of the following: municipalities, non-profit organizations, or private sector developers. 	<ul style="list-style-type: none"> - Minimum of 70% of total units must have rents below 90% of Median Market Rent, including 10% of total units at 60% of Median Market Rent - Applicants must be a part of a partnership that includes at least one of the following: municipalities, non-profit organizations, or private sector developers.
<p>Government of Alberta Indigenous Housing Capital Program</p>	<ul style="list-style-type: none"> - Grant funding - up to 90% of total costs - to increase the supply of affordable off-reserve, on-settlement or off settlement housing for Indigenous peoples. 	<ul style="list-style-type: none"> - Eligible applicants include: <ul style="list-style-type: none"> - Indigenous governments or organizations - Housing management bodies, municipalities, and not-for-profit 	<ul style="list-style-type: none"> - Eligible if a housing management body in formal partnership with an Indigenous government or organization, as demonstrated through resolution as well as a Memorandum of

	<ul style="list-style-type: none"> - Family housing prioritized - Projects must remain affordable for a minimum of 10 to 20 years, depending on the rental model. - Housing costs must be no more than 30% of gross household income. - Funding can be used for below-market and market units for projects using mixed-income housing models. - Eligible projects include construction, renovation, or purchase of an existing building, including for rental or lease-to-purchase. - Applications accepted year-round but evaluated quarterly. 	<p>organizations with formal partnerships with Indigenous governments or organizations</p> <ul style="list-style-type: none"> - Applicants must have an equity stake of at least 10% of total project cost. 	<p>Understanding or Agreement (MOU/A) and supporting documentation.</p> <ul style="list-style-type: none"> - Applicants must have an equity stake of at least 10% of total project cost.
<p>City of Edmonton Affordable Housing Incentive Program - Grants</p>	<ul style="list-style-type: none"> - Provides limited grant funding for affordable housing, designed to be leveraged for additional funding from other orders of government. costs to be covered. - Affordable units must be secured for at least 25 years. - Confirmation of fee simple ownership of the development lands is required. 	<ul style="list-style-type: none"> - Minimum of 30% of total units must have rents at or below 80% of Average Market Rental Rates for Edmonton - Up to 25% of total construction costs of an affordable housing component of a project. - Includes a grant stream specifically for Indigenous-led housing providers with opportunities for up to 40% of total construction. - Eligible for funding affordable homeownership units, if applicant has mandate to provide affordable homeownership 	<ul style="list-style-type: none"> - Minimum of 30% of total units must have rents at or below 80% of Average Market Rental Rates for Edmonton - Up to 25% of total construction costs of an affordable housing component of a project. - Includes a grant stream specifically for Indigenous-led housing providers with opportunities for up to 40% of total construction.
<p>City of Edmonton Non-market Affordable Housing Lands</p>	<ul style="list-style-type: none"> - Provides city-owned land at below market value (as low as \$1) for developing affordable housing, including mixed-market affordable housing - Grant funding for servicing work may be made available subject to Executive Committee or City Council approval. See individual property listings for details. 	<ul style="list-style-type: none"> - Eligible applicants must be a non-profit housing developer or operators 	<ul style="list-style-type: none"> - Ineligible
<p>City of Edmonton Surplus School Sites Program</p>	<ul style="list-style-type: none"> - Provides shovel-ready land, affordable housing construction grants, and land servicing subsidy to develop mixed-income affordable housing. 	<ul style="list-style-type: none"> - Capital grants available for up to 25% of total project costs for affordable units, inclusive of land value - Grants of up to 40% will be considered 	<ul style="list-style-type: none"> - Private developers eligible - Capital grants available for up to 25% of total project costs for affordable units, inclusive of land value

	<ul style="list-style-type: none"> - 11 surplus school sites available for lease or sale for \$1 each. - Affordable units must be rented at or below 80% of Average Market Rents, and secured for at least 25 years. - Minimum of 30% of total units - across either a single site or a portfolio of sites - must be secured as affordable to be eligible for the grant. 	<p>for projects that offer deeper affordability (i.e. at 60% or below Average Market Rent) and/or achieve Tier 3 of 2020 NECB</p> <ul style="list-style-type: none"> - Homeownership proposals not eligible for grant funding over 25% - Land servicing subsidy available to cover the cost of up to 100% of any off-site infrastructure - Building permits must be secured no later than September 2026 	<ul style="list-style-type: none"> - Grants of up to 40% will be considered for projects that offer deeper affordability (i.e. at 60% or below Average Market Rent) and/or achieve Tier 3 of 2020 NECB - Homeownership proposals not eligible for grant funding over 25% - Land servicing subsidy available to cover the cost of up to 100% of any off-site infrastructure - Building permits must be secured no later than September 2026
<p>City of Edmonton Property Tax Exemptions and Relief</p>	<p>Full exemption from property taxes or reduction in the municipal portion of property taxes for eligible housing units through an Affordable Housing Tax Grant.</p>	<ul style="list-style-type: none"> - May qualify for exemption; application is required. - May require periodic reapplication to maintain tax-exempt status. - If not exempt or in tax arrears on the property, may be eligible for an Affordable Housing Tax Grant to offset 100% of the municipal portion of property taxes; application required. - Will still be responsible for covering the provincial education tax portion for the entire property. - Where a for profit entity is a part of the ownership, the non-profit must own at least 50% of the property 	<ul style="list-style-type: none"> - Do not qualify for exemption - Generally not eligible for Affordable Housing Tax Grant, unless in a shared ownership arrangement with a non-profit entity, where the non-profit owns at least 50% of the property. - To be eligible for the grant, at least 25% of units must be affordable, transitional or supportive housing, where there is a legal agreement in place to limit the rental rate that is charged for a defined period of time. The property will only qualify during the term of the legal agreement.
<p>City of Edmonton Infill Infrastructure Fund</p>	<ul style="list-style-type: none"> - Provides funding for up to 100% of shared public/off-site infrastructure costs to support new housing in nodes and corridors and near transit. - Minimum of \$100,000 to a maximum of \$4 million per application - Applications accepted on a first come, first served basis until July 9, 2026 or until all \$39 million in funding is allocated. - Projects must obtain a building permit before Nov. 9, 2026 to receive full funding. 	<ul style="list-style-type: none"> - Projects must be located within a node or corridor defined by the City Plan, or within 800m of an LRT stop and/or Transit Centre in the redeveloping area - Minimum of 10 dwelling units on one titled parcel of land 	<ul style="list-style-type: none"> - Project must be located within a Priority Growth Area or within 800m of an LRT stop in the redeveloping area - Minimum of 10 dwelling units on one titled parcel of land
<p>City of Edmonton</p>	<ul style="list-style-type: none"> - Starting in 2024, the City will reduce 	<p>Applies equally to non-market and market</p>	<p>Applies equally to non-market and market</p>

<p>Phase out of Multi-Unit Tax Class</p>	<p>taxes for multi-unit residential properties containing 4 or more dwelling units on a single title by 11.7% over five years.</p> <ul style="list-style-type: none"> - By effectively phasing out the 'Other Residential' property tax subclass, this change removes a tax disincentive for development of purpose-built rental housing. - 'Other Residential' rate reduction schedule: <ul style="list-style-type: none"> - 2024: 12% - 2025: 9% - 2026: 6% - 2027: 3% - 2028: 0% 	<p>rental properties.</p>	<p>rental properties.</p>
<p>Smart Sustainable Resilient Infrastructure Association Innovation Fund</p>	<ul style="list-style-type: none"> - Grant funding for up to 70% of eligible labour costs, to a maximum of \$300,000 - Projects must demonstrate innovative technologies, products, or processes that support the reduction of GHG emissions in building construction and operation. - Project must complete by March 31, 2027 and include 6-12 months of post-occupancy data monitoring 	<p>Non-profit and for-profit organizations are equally eligible.</p>	<p>Non-profit and for-profit organizations are equally eligible.</p>
<p>Federation of Canadian Municipalities Green Municipal Fund - Sustainable Affordable Housing</p>	<ul style="list-style-type: none"> - Financing (a combination of 60% grant and 40% loan) for up to 20% of total eligible project costs to construct new affordable housing to a higher environmental performance standard - Upon completion, projects must target a net annual total energy use intensity (TEUI) of less than 80 kWh/m². - Up to a maximum combined total of \$10 million per project. 	<ul style="list-style-type: none"> - Eligible with letter of support from local municipality - At least 30% of dwelling units must have rents at or below 80% of local median market rent. 	<ul style="list-style-type: none"> - Ineligible.