



CANADA MORTGAGE AND HOUSING CORPORATION

CMHC IS COMMITTED

to housing quality, affordability and choice for Canadians



CMHC is committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

As Canada's national housing agency, Canada Mortgage and Housing Corporation (CMHC) draws on 60 years of experience to help Canadians access a variety of quality, environmentally sustainable, and affordable homes.

For more information on CMHC's products and services call **1 800 668-2642** or visit **www.cmhc.ca**

Canada



Inside the CMHC

Housing Help for Canadians

The Canada Mortgage and Housing Corporation is Canada's national housing agency, and celebrated its 60th anniversary in 2006. With a mandate to create more affordable housing, the CMHC offers innovative housing solutions and a wide range of ideas and best practices.

Brian Martin is CMHC's Corporate Representative for Newfoundland and Labrador, and is a member of the St. John's Community Advisory Committee on Homelessness.

"Basically I work with communities, municipalities, non-profit groups and private developers to help them identify and develop affordable housing opportunities in the province," says Martin.

Housing Research and Advice

CMHC provides research about housing in St. John's and across Newfoundland and Labrador, such as the average cost of a one-bedroom apartment or current vacancy rates. When these figures are compared to other cities across Canada, they can help an organization demonstrate the need for affordable housing.

CMHC also offers advice to non-profit groups new to the arena of developing and managing housing — on topics ranging from hiring an architect to rental agreements.

"There is a learning curve there. My role is to try to bridge some of the knowledge gaps," says Martin.

Seed Funding

This CMHC funding program provides the first financial seeds of growth, up to \$20,000, to potential housing providers during the early stages of affordable housing project development.

"It provides you with the means to hire an expert to help you with your early decisions," says Martin.

"Seed Funding can be used to help

in the development of a business plan, preliminary drawings, environmental assessments, financial viability analysis, and so on."

Proposal Development Funding (PDF) Loans

CMHC offers interest-free PDF loans of up to \$100,000 per project to support the further development of an affordable housing project proposal. These loans help with the cost of taking an existing proposal for a housing project, and developing the proposal to the point where a commitment of financing can be obtained to allow the project to proceed. The PDF loan is repayable when the housing project moves to implementation.

Just as the Seed Funding will help to firmly plant an affordable housing project in the ground, Martin says the PDF loans are designed to build them.

"The PDF loans are designed to help developers who've identified a need and demand and are ready to take it to the next level," says Martin.

Canada-Newfoundland and Labrador Affordable Housing Agreement

In 2003, CMHC and the NL Housing Corporation (NLHC) agreed to cost-share this new program to construct new affordable rental housing. The \$30.28 million program was expanded in 2005 with \$10.62 million to be cost-shared by the two governments. The Affordable Housing Program is administered by NLHC.

Mortgage Loan Insurance with Flexibility

CMHC mortgage loan insurance allows borrowers to access financing for their housing project at the best possible rate. They also offer underwriting flexibilities, which include higher loan amounts, flexible cash flow requirements and reduced mortgage loan insurance premiums. Premiums can even be waived completely for eligible non-profit affordable housing projects. ■

FOR MORE INFORMATION:
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