

Community Housing Incentive Program (CHIP) Stream 1 Proposal Call

Info session
October 2024



The City of Vancouver is on the unceded and ancestral homelands of the x^wməθk^wəy̓əm (Musqueam), S_kw_xwú7mesh (Squamish) and səliwətał (Tsleil-Waututh) nations.



These lands are the foundation of thousands of years of living culture of the Musqueam, Squamish and Tsleil-Waututh peoples.



We acknowledge həŋqəmiŋəmə and S_kw_xwú7mesh as the original languages of these lands.

Community Housing Incentive Program Updates – approved April 2024

- A two-stream approach was introduced to better align with the array of senior government funding programs

Stream 1

For non-market housing projects that are self-sustaining, leveraging capital funding and low-cost senior government financing

Stream 2

For non-market housing projects targeting a deep level of affordability & reliant on ongoing operating subsidies from senior governments (e.g. CHF and IHF)

Primary objectives of CHIP enhancements

- Provide capital funding that is flexible to support projects with different levels of affordability
- Use CHIP to complement the patchwork of senior government funding programs to meet the City's affordability objectives
- Optimize the City's limited capital funding by:
 - Attract senior gov't \$ to Vancouver, leveraging not displacing it
 - Prioritize shovel ready projects
 - Continue to prioritize projects for Indigenous & other equity denied groups
 - Continue to prioritize HILs and shelter rate units

Stream 1 - Description

- Provide CHIP grants as part of the ‘stack’ of capital funding necessary to deliver non-market housing without ongoing subsidy
- Leverage projects primarily funded by:
 - CMHC’s Affordable Housing Fund program (formerly Co-Investment)
 - BC Housing’s BC Builds program
 - Federation of Canadian Municipalities Green Grant program.
- Minimum levels of affordability required by other programs don’t necessarily meet City’s definition of social housing, CHIP grants will be set to enable these projects to reach the min definition
- Maximum grant amounts to be set in advance of each call, taking into account changing market conditions
- Up to \$15 million available for this first stream 1 funding call

Stream 1 – Timeline

- Annual competitive funding call
- Launch date - **October 21st, 2024**
- Closing date - **November 30th, 2024**
- Application review period - **December 2024**
- Council report with grant recommendations - **Q1 2025**

Stream 1 – General Requirements

- Open to non-profit and co-op housing providers developing housing on their own land
- Must secure third-party funding to remain eligible
- Not reliant on external operating subsidy to remain financially viable
- Grant must be used for housing construction only (not predevelopment costs)

CHIP application – evaluation

Mandatory Criteria

Site must be zoned for intended use or pending enactment

Senior government funding provisionally secured

Project proforma must demonstrate ongoing operating
subsidy is not required

Class B (or better) cost estimates required

Delivery team in place

CHIP application - evaluation

Performance Based Criteria

CHIP grant amount requested per unit

Equity contribution from applicant (cash)

Permit and funding readiness

Priority for projects delivering Indigenous housing; housing for other priority groups; green building performance; family units

Project efficiency (cost/unit)

Affordability delivered

Stream 1 – Additional info

- Updated application form will be available online from Oct 21st, includes a pro forma template that will need to be completed as part of your application
- Guidelines (linked from application document) provide additional info to assist with your application, broken down by section

CHIP Grant Process (simplified)

Successful proponents issued an AIP - Approval in Principle letter subject to conditions

Council approval, with conditions (Q1 2025)

Grant agreement executed

Conditions for grant disbursement:

- BP issued
- HA registered
- Confirmation all funding is in place

QUESTIONS?

Thank you!