December 12, 2022

City of Regina Rapid Housing Initiative 3 – Cities Stream Funding

Re: Request for Letters of Intent

The City of Regina is pleased to announce that Regina was identified as one of 41 Canadian cities that has been allocated funding under the Government of Canada’s Rapid Housing Initiative (RHI) 3 Cities Stream, administered through the Canadian Mortgage and Housing Corporation (CMHC). The funding is provided to the City to support the rapid delivery of new permanent affordable housing. The City of Regina has until March 15, 2023 to submit projects through CMHC’s online portal.

The City will use the following process to select project(s) for Regina’s Cities Stream funding:

1. Letters of Intent due to the City by January 11, 2023.
2. Review, selection and refinement of project(s)
   - Selected applicants will be contacted no later than February 1, 2023
3. Development of detailed submission(s), which must be submitted through CMHC’s online portal by March 15, 2023.
   - The City will work with the selected applicants to ensure the detailed submission requirements are completed and submitted prior to the March 15 deadline.

1. Letter of Intent

The City of Regina is seeking proposals from non-profit organizations that can lead and complete an affordable housing project within 18 months of the City signing a contribution agreement with CMHC (estimated mid-May 2023).

Letters of intent must demonstrate project readiness and confirm that the project will meet all RHI eligibility requirements, including:

- Eligible project types:
  - new construction
  - non-residential conversion
  - rehabilitation of housing units that are in disrepair and/or abandoned and in both cases are vacant, uninhabitable, and have been lost from the housing stock

- Eligible property types:
  - standard rental
  - transitional housing (minimum 3-month tenancy)
  - permanent supportive housing
  - single room occupancy
  - seniors housing (excluding delivery of healthcare)
- Minimum of 5 units or beds per project
- Primary use is residential (if mixed-use building)
- Completed units required to be delivered within 18-months of CMHC project approval (November 2024)
- All units must serve and be affordable (household is paying less than 30% of their before-tax income on housing costs or the shelter component of any provincial or territorial income assistance as an equivalent) to targeted people and populations who are vulnerable and who are, or otherwise would be, in severe housing need or people experiencing or at risk of homelessness.
  - People and populations who are vulnerable and targeted under the National Housing Strategy include:
    - Women and children fleeing violence
    - Seniors
    - Young adults
    - Indigenous peoples
    - People with disabilities
    - People dealing with mental health and addiction issues
    - Veterans
    - LGBTQ2+
    - Racialized groups
    - Black Canadians
    - Recent immigrants or refugees
    - Homeless people or those at risk of homelessness
- 25% of funding targeted to women or women and their children
- All units must be maintained as affordable for 20 years
- Must meet or exceed energy efficiency standards as set out in the National Energy Code for Buildings or National Building Code (new buildings only)
- Must exceed local accessibility requirements by at least 5% (new buildings only)
- Organization has at least five years of experience operating housing of similar size, scope and tenancy.
- Organization can maintain long-term financial viability of the project for the duration of the contribution agreement (i.e., 20 years)
- Organization without a confirmed source of government subsidy can demonstrate their capacity to support the operation of the units without additional sources of financial support.

Additional information:

Additional evaluation points will also be assessed for project submissions that:
- have a development site with appropriate zoning in place
- have additional sources of capital funding or cost-sharing secured (excluding loans)

CMHC also encourages municipalities to work with Indigenous-led organizations to target 15% of funding for urban Indigenous Peoples.
Applicants must indicate that they are prepared to enter into a fixed price contract with a construction company/general contractor/modular manufacturer who has a minimum of 5 years of demonstrated experience building projects of similar type, size and scope.

More information is available on the Rapid Housing Initiative eligibility criteria on CMHC’s website: https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/rapid-housing

The deadline for submitting Letters of Intent is **January 11, 2023**. Submissions can be sent to rapidhousing@regina.ca.

### 2. Submission Review and Project Refinement

Applicants whose projects are selected to move forward will be contacted no later than February 1, 2023. At that time the City will proceed with project refinement with successful applicant(s) to prepare the detailed submissions.

### 3. Detailed Submission

Detailed submission(s) must be submitted through CMHC’s online portal by **March 15, 2023**. The City will work with the selected applicants to ensure the detailed submission requirements are completed and will submit the projects through the online portal.

It is anticipated that CMHC will take 60-days to review and approve Cities Stream projects (May 15, 2023). Once the project is formally approved by CMHC, the selected organization will have 18-months to complete the project (November 15, 2024).

If you have questions, please contact Laura Pfeifer, Senior Planner at lpfeifer@regina.ca or (306) 552-3130.

Sincerely,

Deborah Bryden, Executive Director
City Planning & Community Development

cc: Niki Anderson, City Manager, City of Regina
    Autumn Dawson, Director, Planning & Development Services
    Laura Pfeifer, Senior Planner, City of Regina