



Overview:
Government and Non-Governmental Organization (NGO)
Programs to Encourage Housing Supply Growth
Last Updated July 20, 2026



Organization & Program	Incentive	Details	
		Non-market	Private
CMHC Affordable Housing Innovation Fund	• Flexible financing options: ▸ Repayable or forgivable loans ▸ Equity capital investments ▸ Other arrangements • Encourages new funding models and innovative building techniques to revolutionize the affordable housing sector <u>Three types of innovation considered:</u> • Transformational: new model that completely changes an existing approach • Breakthrough: meaningful change resulting in a new approach • Incremental: small yet meaningful change to an existing approach	• Meet municipality's affordability criteria • Use novel financing models or unique designs to overcome barriers, lower costs and reduce risks associated with affordable housing projects • Provide a knowledge transfer plan and information dissemination strategy for the innovative project or idea • Affordable units must be secured for at least 10 years • Priority given to applications that will expedite housing delivery using modular and prefabricated construction techniques	• Meet municipality's affordability criteria • Use novel financing models or unique designs to overcome barriers, lower costs and reduce risks associated with affordable housing projects • Provide a knowledge transfer plan and information dissemination strategy for the innovative project or idea • Affordable units must be secured for at least 10 years • Priority given to applications that will expedite housing delivery using modular and prefabricated construction techniques

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CMHC Apartment Construction Loan Program (formerly Rental Construction Financing Initiative)	• Low-cost, direct insured loans with fixed-rate, 10-year term • Options to build, or convert non-residential buildings, to housing • Affordable units secured for at least 10 years • Interest-only payments during construction and until 12 consecutive months of stabilization <u>Three streams:</u> 1. Standard Rental • Projects must have at least 5 rental units 2. Seniors Housing • Projects must provide: ▸ Independent seniors living ▸ Fully self-contained units ▸ A minimum of 50 units • Projects may include some services: ▸ Excludes personal/medical care 3. Student Housing • Projects must have a minimum of 5 units • Eligible borrowers include: ▸ Post-secondary institutions ▸ For-profit developers ▸ Non-profit developers ▸ Other orders of government • On-campus projects: ▸ Self-contained units ▸ Non-self contained units • Off-campus projects: ▸ Only self-contained units ▸ Maximum of 4 bedrooms ▸ Post-secondary institution involvement	• Minimum \$1-million loan • Up to 50-year amortization • Borrower net worth is at least 25% of the loan amount with a minimum of \$100,000 • Residential component: ▸ Up to 100% loan to cost (for projects offering the greatest social outcomes of affordability, accessibility, energy efficiency, stacking of government programs, and transit orientation) ▸ Minimum debt coverage ratio (DCR) - Standard rental: 1.1 DCR - Senior/student housing: 1.2 DCR • Non-residential component: ▸ Up to 75% loan to cost ▸ Maximum 30% of total gross floor plan ▸ Maximum 30% of total cost ▸ Minimum debt coverage ratio (DCR) - All streams: 1.4 DCR <u>Streams 1 and 2 affordability options:</u> A) At least 20% of units are rented at or below 30% of median family income for the area. Total rental income must be at least 10% below gross achievable income. B) Project approved under other government affordable housing programs. <u>Stream 3 affordability options:</u> A) At loan initiation, rents must be comparable to existing on-campus student housing. Proposed rents should not exceed the lower end of the local rental market for comparable projects. B) Project approved under other government affordable housing programs. Rent increases under both options must be capped for a minimum of 10 years.	• Minimum \$1-million loan • Up to 50-year amortization • Borrower net worth is at least 25% of the loan amount with a minimum of \$100,000 • Residential component: ▸ Up to 100% loan to cost (for projects offering the greatest social outcomes of affordability, accessibility, energy efficiency, stacking of government programs, and transit orientation) ▸ Minimum debt coverage ratio (DCR) - Standard rental: 1.1 DCR - Senior/student housing: 1.2 DCR • Non-residential component: ▸ Up to 75% loan to cost ▸ Maximum 30% of total gross floor plan ▸ Maximum 30% of total cost ▸ Minimum debt coverage ratio (DCR) - All streams: 1.4 DCR <u>Streams 1 and 2 affordability options:</u> A) At least 20% of units are rented at or below 30% of median family income for the area. Total rental income must be at least 10% below gross achievable income. B) Project approved under other government affordable housing programs. <u>Stream 3 affordability options:</u> A) At loan initiation, rents must be comparable to existing on-campus student housing. Proposed rents should not exceed the lower end of the local rental market for comparable projects. B) Project approved under other government affordable housing programs. Rent increases under both options must be capped for a minimum of 10 years.

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CMHC MLI select	• Low-cost mortgage loan insurance to enable favorable financing terms and conditions for multi-unit residential properties • For new construction or existing projects • New construction minimum affordability: ▸ 10% of units rented at or below 30% of median renter income for at least 10 years • Existing property minimum affordability: ▸ 40% of units rented at or below 30% of median renter income for at least 10 years • Accessibility and energy efficiency criteria apply	• Minimum project size: ▸ 5 units (generally) ▸ 50 units/beds for retirement homes • Residential component: ▸ Up to 95% loan to cost ▸ 1.1 DCR for standard rental housing ▸ 1.2 DCR for SRO, supportive housing and retirement homes • Non-residential Component: ▸ Up to 75% loan to cost ▸ 1.4 DCR • Fixed or floating rate (with ceiling rate) • Up to 50-year amortization • Borrower net worth is at least 25% of the loan amount with a minimum of \$100,000	• Minimum project size: ▸ 5 units (generally) ▸ 50 units/beds for retirement homes • Residential component: ▸ Up to 95% loan to cost ▸ 1.1 DCR for standard rental housing ▸ 1.2 DCR for SRO, supportive housing and retirement homes • Non-residential Component: ▸ Up to 75% loan to cost ▸ 1.4 DCR • Fixed or floating rate (with ceiling rate) • Up to 50-year amortization • Borrower net worth is at least 25% of the loan amount with a minimum of \$100,000
Government of Alberta Affordable Housing Partnership Program	• Capital contributions for mixed-income developments with an affordable and/or social housing component, including mixed-use projects and specialized housing • Contributions provided as capital grants, land, buildings or transfer of long-term lease of a government owned asset • 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	• Provide at least 5 net new affordable housing units • At least 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: ▸ Municipality ▸ Non-profit organization ▸ Private-sector developer • Applicants must provide a minimum equity contribution of 15% of the total development cost toward the project (land, cash or other assets)	• Provide at least 5 net new affordable housing units • At least 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: ▸ Municipality ▸ Non-profit organization ▸ Private-sector developer • Applicants must provide a minimum equity contribution of 15% of the total development cost toward the project (land, cash or other assets)

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Government of Alberta Continuing Care Capital Program	- Provides one-time grant funding for eligible organizations to develop net-new continuing care spaces in communities across Alberta. - Proposals to replace existing spaces are permitted if they add net-new capacity. Only the net-new space will be funded. - Funding focused on “target communities” with the greatest need.	- Available to not-for-profit/for-profit organizations, housing management bodies, or municipalities. - Proposals cannot exceed the maximum cap of \$450,000 per eligible space with the inclusion of the contingency and escalation rates (calculated in the application based on project costs). - Requires a minimum equity contribution of 10% of the total eligible capacity. - Land ownership, signed purchase offer or 33-year lease for project required.	- Available to not-for-profit/for-profit organizations, housing management bodies, or municipalities. - Proposals cannot exceed the maximum cap of \$450,000 per eligible space with the inclusion of the contingency and escalation rates (calculated in the application based on project costs) - Requires a minimum equity contribution of 10% of the total eligible capacity. - Land ownership, signed purchase offer or 33-year lease for project required.
Government of Alberta Indigenous Housing Capital Program	Grant funding (up to 90% of total cost) to increase affordable housing supply off reserve, on settlement or off settlement for Indigenous Peoples - Prioritizes family housing and culturally-appropriate housing - Projects must remain affordable for at least 10-20 years (depends on rental model) - Housing costs must be no more than 30% of gross household income - Funding for below-market and market units in mixed-income housing models - Eligible projects include construction, renovation, or purchase of an existing building (units may be for rental or lease-to-purchase) - Applications accepted year-round but evaluated quarterly	- Applicants must have an equity stake of at least 10% of total project cost - Eligible applicants include: - Indigenous governments - Indigenous organizations - Formal partners with Indigenous governments or organizations, including: - Housing management bodies - Municipalities - Not-for-profit organizations	- Applicants must have an equity stake of at least 10% of total project cost - Eligible applicants include: - Indigenous governments - Indigenous organizations - Formal partners with Indigenous governments or organizations, including: - Housing management bodies - Municipalities - Not-for-profit organizations

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Government of Canada Accelerated Capital Cost Allowances	• 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	• Increases the maximum allowable rate of depreciation from 4% to 10% annually on eligible purpose-built rental housing
Government of Canada Purpose-Built Rental Housing Rebate	• 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	• Increases the new residential rental property (NRRP) GST rebate on new rental units 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	• Increases the new residential rental property (NRRP) GST rebate on new rental units from 36% to 100%, with no reduction where the market value of a unit exceeds \$350,000

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City of Edmonton Affordable Housing Investment Program	- Provides limited grant funding for affordable housing - Designed to be leveraged for additional funding from other orders of government - Supports construction of new units and rehabilitation of existing units - Affordable units must be secured for at least 25 years - Confirmation of fee simple ownership of the development lands is required	- Project must include at least 5 units - Minimum of 30% of total units must have rents at or below 80% of average market rental rates for Edmonton - Funds 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 - Affordable homeownership units eligible for funding if applicant has mandate to provide affordable homeownership 10% of the total development cost must have been provided by the Applicant as equity	- Project must include at least 5 units - Minimum of 30% of total units must have rents at or below 80% of average market rental rates for Edmonton - Funds 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 - Affordable homeownership units eligible for funding if applicant has mandate to provide affordable homeownership 10% of the total development cost must have been provided by the Applicant as equity
City of Edmonton Non-market Affordable Housing Lands	- Provides municipally-owned land at below market value (as low as \$1) for the development of 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)	Eligible applicants must be a non-profit housing developers or operators	Ineligible

City of Edmonton Property Tax Exemptions and Relief	• Full exemption from property taxes or reduction in the municipal portion of property taxes for eligible housing units through an Affordable Housing Tax Grant	• May qualify for exemption (application required) and require reapplication to maintain tax-exempt status • Applicants that are not exempt from property tax (through provincial legislation), and not facing tax arrears on the associated property, may be eligible for an Affordable Housing Tax Grant to offset 100% of the municipal portion of property taxes (application required) • Successful applicants remain 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 • At least 25% of units must be affordable, transitional or supportive housing while a legal agreement limits the rental rate charged for a defined period of time (the property will only qualify during the term of the legal agreement)	• Do not qualify for exemption • Generally not eligible for Affordable Housing Tax Grant unless in a shared ownership arrangement with a non-profit entity that owns at least 50% of the property • At least 25% of units must be affordable, transitional or supportive housing while a legal agreement limits the rental rate charged for a defined period of time (the property will only qualify during the term of the legal agreement)
City of Edmonton Phase out of Multi-unit Tax Class	• Starting in 2024, taxes will be reduced by 11.7% over five years for multi-unit residential properties containing 4 or more dwelling units on a single title • Phasing out the “Other Residential” property tax subclass removes a tax disincentive for the development of purpose-built rental housing • “Other Residential” rate reduction schedule: ▸ 2024: 12% ▸ 2025: 9% ▸ 2026: 6% ▸ 2027: 3% ▸ 2028: 0%	• Applies equally to non-market and market rental properties	• Applies equally to non-market and market rental properties

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City of Edmonton & Edmonton Community Foundation Faith Lands Affordable Housing Incentive	- Grants for faith-based organizations that are exploring or pursuing affordable housing redevelopments on their lands. - Eligible applicants can receive up to \$135,000 per project for early planning and engagement as well as pre-development work. <u>Two streams</u> 1. Planning and Engagement - Up to \$35,000 per project for: - Technical studies - Community engagement - Exploring potential industry partnerships 2. Pre-development - Up to \$100,000 for project for - Projects that completed Stream 1 work - Technical studies - Professional services (design, legal, etc.) - Applicants that receive Stream 1 funding can later apply to Stream 2.	- Faith organizations must have charitable status for the advancement of religion (Canada Revenue Agency), and own land in Edmonton. - Applicants may apply in partnership with a housing provider or developer. - Projects must include affordable housing.	- Faith organizations must have charitable status for the advancement of religion (Canada Revenue Agency), and own land in Edmonton. - Applicants may apply in partnership with a housing provider or developer. - Projects must include affordable housing.
Smart Sustainable Resilient Infrastructure Association Innovation Fund	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 greenhouse gas emissions in building construction and operation	Non-profit and for-profit organizations are equally eligible	Non-profit and for-profit organizations are equally eligible