



THE AGENCY  
FOR CO-OPERATIVE  
HOUSING

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DES COOPÉRATIVES  
D'HABITATION

# Information Sheet: FCM – Sustainable Affordable Housing Fund

On May 15, 2020, the Federation of Canadian Municipalities (FCM) launched a \$300 million fund to support sustainable affordable housing.

FCM's Sustainable Affordable Housing Initiative is delivered through the Green Municipal Fund (GMF), backed by the Government of Canada. This fund will lend or grant money to eligible co-ops to help pay for the planning and delivery of retrofits and new construction that cut energy use.

## Project Eligibility

Co-ops must meet these standards to qualify.

### Affordable

- Co-ops are considered affordable if their charges for at least 30% of units are less than 80% of the median local market rent. They must continue to meet this standard until their loan to FCM has been repaid.

### Target or Starting Condition

- Retrofit of existing building to cut energy use by 25% or more
- New building: Net-Zero Ready

## Who is eligible?

- Non-profit co-operatives and other mission-driven providers of affordable housing
- Canadian municipal governments
- City-owned providers of housing services

[FCM's Sustainable Affordable Housing: Application Guide](#) includes detailed information and eligibility requirements.

## Contact FCM

[gmfinfo@fcm.ca](mailto:gmfinfo@fcm.ca) or 1-877-417-0550 for answers to any questions you may have.

<https://fcm.ca/en/programs/green-municipal-fund/sustainable-affordable-housing>

## Funding

The Green Municipal Fund (GMF) includes five funding options that offer support throughout the lifecycle of a construction project.

**Planning** – grants of up to \$25,000 to cover as much as 80% of your eligible costs

- This grant supports the initial project planning in various ways, according to the applicant's needs.

**Studies** – grants of up to \$175,000 to cover as much as 50% of your eligible costs

- This grant can be used to find out what you need for an eligible pilot or capital project:
  - Technical evaluations and energy models
  - Analysis of financial options
  - Site assessments
  - Member support for the project, or
  - Detailed project planning.

These assessments must show the project's environmental, social and economic benefits. They must line up with GMF's environmental and affordability standards for capital projects. (See the application guide for the Sustainable Affordable Housing (SAH) Initiative.)

**Pilot projects** – Grants of up to \$500,000 to cover as much as 80% of your eligible costs

- Co-ops will be considered if they are planning a pilot project that tries out new, innovative energy-saving measures on a group of units or buildings before full-scale implementation.

**Retrofit capital projects** – Finance 80% of eligible costs for retrofits of existing units, up to \$10 million

- The grants for retrofits are structured with performance incentives that encourage co-ops to set aggressive targets and use fresh approaches to shrinking overall energy costs. You qualify for a minimum grant of 25% for cutting your co-op's overall consumption by 25%. The grant will increase in line with your drop in consumption. For example, a 35% overall reduction in energy use will be awarded a 35% grant for renovation costs, up to a maximum of 50% of the total funded amount. See application guide for details. Northern providers are eligible for extra funding.

**New-build capital projects** – Co-ops interested in building new units may apply for financing of 20% of total eligible costs, again to a maximum of \$10 million, including a grant of up to 50% of the FCM-funded amount.

- To be eligible new buildings must target net zero energy or be net zero ready. The turnaround time is four to six months for all applications for capital projects.

## When to Apply

*FCM accepts applications year-round on an ongoing basis until annual funds are exhausted. Then new applications will wait until April 1 in the following fiscal year. If this occurs, FCM will inform applicants and information will be posted on the FCM website. This annual process is generally the same whether you are applying for planning grants, study grants, pilot projects or capital projects.*

## Funding and Review Process

Steps	Details
<b>Step 1:</b> Initial proposal (for studies, pilot projects and capital projects only)	Fill out a simple online proposal form for studies, pilot projects and capital projects. This form calls for a general summary of the project for GMF’s review. Planning applications do not use this form.
<b>Step 2:</b> Confirming you are eligible (for studies, pilot projects and capital projects only)	GMF staff review initial proposals for studies, pilot projects and capital projects to confirm applicant and project eligibility. You will receive a response within 15 business days of receipt of your initial proposal.
<b>Step 3:</b> Full application (all application types)	GMF provides full application forms to eligible study, pilot and capital-project applicants. The full Planning application form is available online.
<b>Step 4:</b> Checking information before submission to box.com	GMF Project Officers are available to help with any questions as you fill out the full application form.
<b>Step 5:</b> Project Officer Review	The GMF Project Officer reviews the proposal for accuracy and completeness, working with you to resolve any remaining questions.
<b>Step 6:</b> Peer Review and Internal Review	GMF relies on an external review panel for analysis of proposals. This review, coupled with internal analysis, provides a funding recommendation to GMF’s managing director, the GMF Council and FCM Board of Directors.
<b>Step 7:</b> FCM Funding Decision	For pilot and capital projects, FCM’s Board of Directors approves the funding recommendation made by GMF Council. Funding decisions for plans and studies are made directly by the GMF managing director. Expect an average of two to three months between submission of a full application and delivery of a funding decision for plans and studies. For capital projects, the average is four to six months.

## Application Forms

Application Type	Application Forms
<b>Planning Grant</b>	<ul style="list-style-type: none"><li>▪ Full application form: <a href="#">available online</a></li><li>▪ Project workbook: <a href="#">available online</a></li></ul>
<b>Studies, Pilot Projects and Capital Projects</b>	<ul style="list-style-type: none"><li>▪ Initial proposal form: <a href="#">available online</a></li><li>▪ Full application form: provided if project and applicant are eligible</li><li>▪ Project workbook: provided if project and applicant are eligible</li></ul>

[FCM's Sustainable Affordable Housing: Application Guide](#) includes detailed information on the application process, online access to the forms and project workbook and how to submit your application.