

# Saskatchewan Co-Investment Program

## Questions and Answers

### **Q. *What is the Saskatchewan Co-Investment Program (SCIP)?***

- A. SCIP is a provincial program that complements the National Housing Co-Investment Fund (NHCF). Through SCIP, Saskatchewan Housing Corporation (SHC) can provide project funding for a 10 year forgivable loan to support affordable rental housing for households with low incomes. The maximum SCIP loan will not exceed the contribution provided under the federal NHCF. Only applicants approved for NHCF funding will be eligible to receive SCIP funding.

### **Q. *What is the National Housing Co-Investment Fund (NHCF)?***

- A. The NHCF is a federal program that is part of the National Housing Strategy (NHS). You can find more information on the NHCF on the Canada Mortgage and Housing Corporation (CMHC) website.

### **Q. *Who is eligible to apply for SCIP?***

- A. Eligible sponsors are private (for-profit) corporations or non-profit groups, co-operatives, Indigenous governments and organizations (including First Nations bands, Tribal Councils and Métis organizations), and municipalities (including their agencies) who are in good standing with SHC, are registered businesses in Saskatchewan, and have demonstrated property management and development experience.

Sponsors must also agree to the Government of Saskatchewan Conflict of Interest guidelines, and agree to enter into an operating agreement with SHC.

### **Q. *How do I apply for SCIP?***

- A. SHC will accept the SCIP application form (found at [www.saskatchewan.ca/TBD](http://www.saskatchewan.ca/TBD)) or the NHCF application form. Sponsors may choose to complete the NHCF application and submit it to SHC prior to submitting it to CMHC. Applicants must confirm the information SHC requires is included with their SCIP application package. Applicants who have questions about completing their application can request assistance from SHC by calling 1-866-245-5758 or 306-933-6292, or email [SCIP@gov.sk.ca](mailto:SCIP@gov.sk.ca).

### **Q. *Which program do I apply to first?***

- A. SHC recommends applying to SCIP first. One of the conditions of the NHCF is that sponsors need to prove provincial or municipal support for their project. Once the project has been deemed eligible for SCIP, sponsors will receive a Conditional Approval Letter from SHC to include in their application to CMHC. Those who have already applied to NHCF should send their application to SHC.

**Q. *What is included in the Conditional Approval Letter (CAL)?***

A. If approved for SCIP, the CAL will outline terms and conditions of SHC’s forgivable loan agreement between SHC and the sponsor. Approval from CMHC for the NHCF is one condition of the agreement. If the sponsor is not approved to receive funding under the NHCF or cannot meet the conditions, the CAL will be withdrawn.

**Q. *Does SCIP have additional eligibility requirements from the NHCF?***

A. SCIP requires that units are rented to households with incomes at or below Saskatchewan Housing Income Limit (SHIM)-Low, which is the measure SHC uses to define households with low incomes. The most current SHIMs are listed in the SCIP application form.

**Q. *What types of units are not eligible for the program?***

A. Ineligible units include secondary suites, building camps, group homes, nursing homes, special care homes, life lease units, and other types of units as determined by SHC. SCIP can only be applied to off-reserve projects.

**Q. *Can sponsors apply to renovate or repair housing that the organization already owns?***

A. Yes, SCIP funding can be applied to the renovation or renewal of existing housing units to meet accessibility and environmental standards required by the NHCF.

**Q. *How much SCIP funding could projects receive?***

A. Only projects that receive NHCF funding will receive SCIP funding. The amount received from SHC will not exceed the amount provided under the NHCF. The maximum one-time funding per project is up to \$27,000 per unit or up to a maximum of \$1,000,000 per project. The maximum SCIP funding per unit is subject to the unit type, shown in the table below:

Three or more bedrooms	Two bedroom	One bedroom and bachelor	Repair / Renew	Co-Housing
\$27,000	\$27,000	\$27,000	\$10,000	\$10,000

**Q. *What are the forgiveness conditions for the forgivable 10-year loan?***

A. Sponsors who continue to meet the conditions will have their loan forgiven monthly over 10-years (120 months) at a constant rate (i.e. the loan amount divided by 120 is the monthly forgiveness amount). Conditions of the loan will be removed at the end of the 10 years, as long as the project is operating in compliance with the terms and conditions of the operating agreement.

**Q. *How will proposals for SCIP be evaluated?***

- A. Proposals will be evaluated based on eligibility criteria outlined in section 2.0 of the application. Generally, the project will support provincial priorities, demonstrate long-term need and demand, be financially viable for the owner, target units to low-income households, and meet CMHC requirements. In addition, the sponsor must demonstrate the experience and capacity to deliver the project.

**Q. *What is the deadline for SCIP applications?***

- A. Applications are currently being accepted. SHC will have a continuous intake for this program as long as funds are available.

**Q. *Can sponsors apply to receive SCIP for units that have been or are currently funded with another SHC program?***

- A. SHC will consider applications on a case-by-case basis.

**Q. *How will sponsors be informed if their organization is a successful applicant?***

- A. Once approved, SHC will provide organizations with a CAL that lists the terms of the agreement.

**Q. *When will organizations receive funding?***

- A. Funding will be advanced alongside CMHC funding and will be based on construction progress for the project.

**Q. *What are the ongoing reporting requirements?***

- A. In order to ensure compliance with the loan agreement, SHC will review tenant and financial records annually. Information SHC may request includes:
- household size and type, gross household income, rent amount, and unit bedroom count for all new tenants in that year;
  - annual financial statements, audited financial statements, or review engagements; and
  - other reasonable financial and demographic information pertaining to the project.