

ONTARIO RENOVATES - 2017 INFORMATION SHEET

The Ontario Renovates programs, Investment in Affordable Housing [IAH] and Social Infrastructure Fund [SIF], are Ministry of Housing funding programs for low and moderate income households that provide funding for major repairs and rehabilitation that may be required to make a house safe and for housing modifications to increase accessibility. The City of Cornwall as Service Manager, delivers the Ontario Renovates funding to eligible property owners within the City of Cornwall and United Counties of Stormont, Dundas & Glengarry (SDG).

****Only applications with all required documents will be accepted.**

GENERAL PROGRAM GUIDELINES

Homeowners can receive a loan with a forgiveness period of ten (10) years, provided the **homeowner meets all the terms of the loan approval**. To be eligible, the single-dwelling home must be the owner's sole and principal residence with an MPAC Assessment for the current year at or below **\$193,291**. In addition, the household must meet the income limits below (line 236 of your 2016 Income Tax Notice of Assessment).

Income Limits per Household:

| | | | |
|----------------|----------|------------------------|----------|
| Household of 1 | \$41,000 | Household of 3-4 | \$56,000 |
| Household of 2 | \$49,000 | Household of 5 or more | \$61,000 |

Funds are not available for work already started or for rental/income properties; and the homeowner(s) shall not supply any materials or provide labour to reduce costs. The contractual relationship is between the homeowner and the contractor.

■ Urgent Home Repairs

Maximum Loan of \$16,000 *

To qualify, existing properties must need repairs to bring them to a minimum level of health and safety and extend their useful life by addressing urgent, essential repairs or replacements to at least one of these building elements:

- Heating systems, vents and louvers, chimneys, electric systems, doors and windows, plumbing, minor foundation repairs on poured concrete, roofs, damaged walls, floors and ceilings.

■ Accessibility Modifications

Maximum Grant of \$5,000 *

The funding may be used to modify existing dwellings to improve accessibility for homeowners with a disability or physical limitations. The improvements must be permanent and are intended to eliminate physical barriers, imminent safety risks and improve the ability to meet the demands of daily living within the home, including:

-Ramp, handrails, chair and bath lifts, height adjustments for countertops, cues for doorbells/fire alarms.

* Other eligible costs that may be included in the loan are building permits, legal fees, security agreement, certificates, appraisal fees, inspection fees, drawings and specifications and any other costs as approved by the Social Housing Division.

Energy Efficiency:

Ontario Renovates strongly encourages the use of energy-saving products or systems. Energy efficiency and water conservation measures will be promoted wherever possible for the required repairs to the home. **The funding cannot be used solely for energy efficiency upgrades.**

SEE REVERSE

rev. May 2017

DO YOU QUALIFY?

Homeowners may apply:

- If the property value, according to the MPAC assessment for the current year, does not exceed the Maximum House Value (for 2017 this maximum is \$193,291).
- If the total household income falls under the Maximum Income Limits (e.g., combined income of all members of the household 18 years and older, excluding children/dependents that are full-time students).
- If the single-dwelling property is owned by, and is the sole and principal residence of the applicant(s).
- If property taxes and mortgage payments are up-to-date.
- If insurance coverage is in place for the full value of home.
- If the property is located within the City of Cornwall or the United Counties of SD&G.

Terms:

- For home repair, up to 100% of the cost of qualifying repairs or replacements to a **maximum** forgivable loan of **\$16,000 (less legal costs, permit fees, etc.)** per owner-occupied home, with a forgiveness period of 10 years. Homeownership confirmation is mandatory on an annual basis. The loan is forgiven at an equal rate of 10 % per year **if the homeowner continues to own and occupy the home for the 10-year period and remains in good standing.**
- For renovations to be considered for mobile homes, the owner of the mobile home must own the land on which it is situated.
- For accessibility modifications, up to 100% of the cost of qualifying adaptations or modifications to a **maximum** grant of **\$5,000** per owner-occupied home.
- Repairs must commence within 90 days of project approval.
- Homeowners who have previously received funding under Ontario Renovates, close or equal to the **maximum, are not** eligible to apply.
- Complete applications will be reviewed and processed until the funds allocated for the program are depleted.
- **The City of Cornwall reserves the right to deny any application if it deems the repairs requested are not urgent repairs, will not extend the useful life of the home, or will not increase accessibility.**

DOCUMENTS REQUIRED WITH APPLICATION

For an application to be accepted, the following documents must be included:

- Proof of income for all household members 18 years of age and older - line 236 of the 2016 Income Tax Notice of Assessment.
- Proof of homeownership - Deed or Charge of Mortgage must be in applicant(s) name.
- Proof of residency at property (e.g. Driver's license, utility bill).
- Proof that home insurance is current and payments are up-to-date (e.g. 3 months of recent bank statements and the portions of the insurance policy indicating the term and payment schedule or a letter from the insurance broker).
- Proof that annual municipal taxes are paid and up-to-date (e.g. Property tax statement and receipt).
- Property value assessment (e.g., MPAC assessment for the current year or the municipal tax bill or a municipal tax inquiry).
- Proof that mortgage payments are paid and up-to-date (e.g. 3 months of recent bank statements or letter from bank).
- If applicable, medical referral form for home modifications for accessibility.
- If applicable, proof of full-time attendance at a recognized educational institution for students living in the household.

HOW TO SUBMIT APPLICATION

Please submit the application (pages 1 to 4) with all the necessary documents (listed above) in person to the Social Housing Division, 340 Pitt Street, 3rd Floor, in Cornwall. For questions, please call Mike Furniss, Project Officer (613) 930-2787, ext. 2344 or by e-mail mfurniss@cornwall.ca

Applications and required documents will be accepted until funds are depleted.