



To: Community Partner (Existing Shelter Provider)

Date: October 15, 2019

Subject: Request for repair project proposals under the Ontario Renovates component of the Ontario Priorities Housing Initiative (OPHI)

Note: **TIME SENSITIVE ACTION REQUIRED** - Response required no later than November 5, 2019 at 4:00 pm.

Dear Community Partner,

We are writing to inform you that we are seeking repair project proposals for funding under the Ontario Renovates (for existing shelter providers) component of the Ontario Priorities Housing Initiative (OPHI).

Interested community partners must submit their written requests no later than October 29, 2019 at 4:00 pm. to the attention of the Housing Programs Supervisor at the DNSSAB.

The written requests should include:

- the project name and address where the repair would be completed,
- number of units/beds affected,
- a description of the work that needs to be completed,
- an estimate of the cost of the work
 - o written quotes are not required, but can be submitted if available,
 - o all estimates should be well researched,
 - o we encourage you to submit multiple items, both large and small,
- a timeline for completion, if known.
- any additional information you feel will help us evaluate the proposal.

Funding is limited and therefore may not be made available to every partner/provider who submits a request.

Please see the attached resources for more information about the Ontario Renovates component.

For further information please feel free to contact me at 705-474-2151 ext. 3317 or via email at tyler.venable@dnssab.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Venable', is written over a horizontal line.

Tyler Venable
Supervisor, Housing Programs
Housing Services, DNSSAB

Ontario Renovates - Component of the Ontario Priorities Housing Initiative (OPHI)

The Ontario Renovates component provides financial assistance to renovate and or rehabilitate rental properties including community housing, and existing shelters eligible under the Multi-Unit Rehabilitation subcomponent.

Key Objectives of the Ontario Renovates Program

Multi-Unit Rehabilitation is designed to assist:

- Eligible community housing providers to rehabilitate units that require essential repairs and/or modify units to increase accessibility.
- Eligible existing shelters with renovations and upgrades.

Eligible Repairs

Eligible repairs for Ontario Renovates may include the following activities:

- Repairs and rehabilitation required to bring a home/unit to an acceptable standard while improving energy efficiency. Examples include, but are not limited to Heating systems
- Chimneys
- Doors and windows
- Foundations
- Roofs, walls, floors and ceilings
- Vents, louvers
- Electrical systems
- Plumbing
- Septic systems, well water, and well drilling
- Fire safety
- Other repairs may be considered, with supporting documentation, at the discretion of the Service Manager.

Modifications to Reduce Physical Barriers

Modifications to reduce physical barriers related to housing and reasonably related to the occupant's disability, but are not limited to:

- Ramps, handrails
- Chair and bath lifts
- Height adjustments to countertops
- Cues for doorbells/fire alarms
- Other modifications may be considered, with supporting documentation at the discretion of the service manager.
- Other eligible costs may include labour and applicable taxes, building permits, legal fees, certificates, appraisal fees, inspection fees, drawing and specification and any other costs that the Service Manager deems reasonable and that are agreed to by the Ministry.

The Ministry of Housing strongly encourages the use of energy-saving products or systems for the required repairs/modifications to housing under the Ontario Renovates component such as Energy Star certified products.

Ineligible Projects

The following projects are not eligible for Ontario Renovates funding:

- Retirement Homes, Long-Term Care Homes (including nursing homes), and crisis care facilities.
- Units not subject to the Residential Tenancies Act 2006 (except shelters and transitional housing)
- Creation of new rental units (except secondary suites in a single-family home and garden suites on the property lot of a primary residence).

Project Submission Process

The Service Manager is responsible for selecting and approving all eligible Ontario Renovates projects, monitoring progress and completion of projects, quality of work and for the advancement of funds.

For Multi-Unit Rehabilitation projects, Service Managers must verify the following information.

- Certificate of insurance is provided, as appropriate.
- That a Funding Agreement is signed.

Funding:

Funding for eligible projects is provided in the form of a forgivable loan to the proponent based upon the cost of the work items approved by the Service Manager. Service managers may vary the amount of funding in order to address local priorities to a maximum of \$50,000.00 per unit. The average funding across a Service Manager's area must not exceed \$25,000.00 per unit.

The period of forgiveness for Community Partner Multi-Unit Rehabilitation projects is 15 years and the project will be required to maintain affordability for the full 15 years commencing the day after the work has been completed.

The applicant is considered to be in default and any outstanding loan must be repaid if any of the following situations occur:

- The unit or project is sold.
- The unit or property ceases to operate as a shelter.
- Rent levels are increased beyond allowable limits (when applicable).