



# Capital Repair Program

## FACT SHEET

### Purpose

The purpose of the Capital Repair program is to:

- respond to the urgent capital repairs needs of affordable housing stock in Ontario
- improve energy efficiency in affordable housing stock
- deliver positive impacts to affordable housing residents at the earliest possible times

### Description

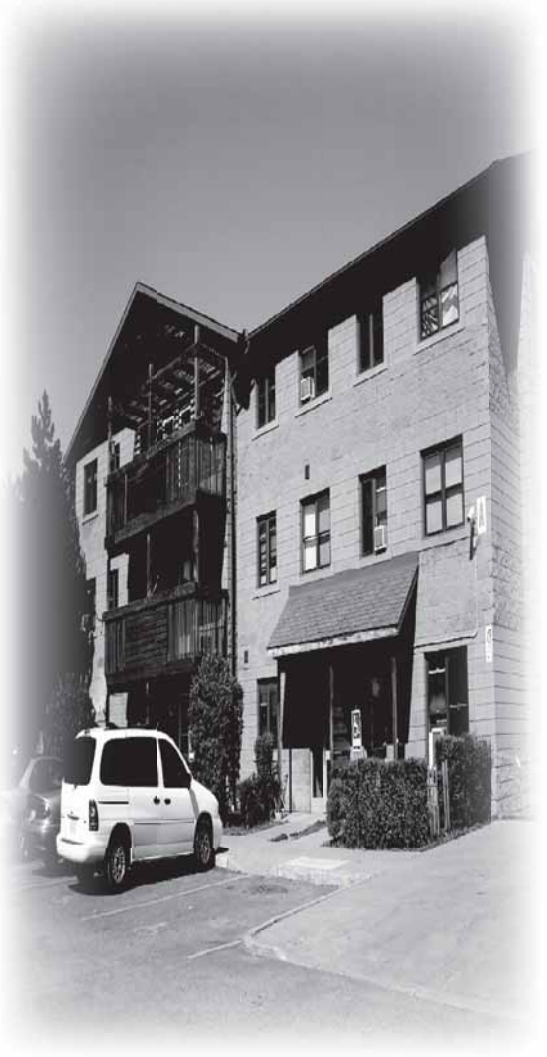
As part of the 2008 Provincial Budget, the province announced \$100 million in capital repair funding for affordable housing units in Ontario. Niagara Regional Housing (NRH) received \$3.1 million to address the urgent capital repairs of the affordable housing stock in Niagara region. NRH has established a Capital Repair Program (CRP) for the roll out of these funds. All 67 housing providers (federal and provincial reform) in Niagara are eligible to apply for funding under the program.

Program funds will be made available by way of a deferred loan. The principle and all accrued interest will be due when the housing provider's mortgage is paid off. At that time, NRH will complete a financial analysis to determine the housing provider's ability to repay the loan and if warranted, all or a portion of the loan amount may be forgiven. Accrued interest will only apply to the loan portion of the funds.

### Responsibilities of Housing Providers

To be eligible for funding under the CRP, housing providers must:

- be subject to the *Social Housing Reform Act, 2000* have, or agree to put in place, an up-to-date Building Condition Assessment (BCA) and 5-year capital plan
- identify eligible capital repairs for program funding through the submission of a Business Case, including supporting documentation, estimated costs and proposed timelines (start and finish dates)



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## Responsibilities of Housing Providers cont'd

- ensure that capital work commences in 2009 and is completed at the end of 2010
- sign a *Deferred Funding Agreement* with NRH
- submit interim and final capital repairs program reports tied to the completion of key milestones

## Responsibilities of NRH

NRH will:

- establish a Capital Funding Committee to evaluate the submissions and obtain appropriate approvals
- identify the highest priority repairs, which will be undertaken first. Capital repair requests will be prioritized (highest to lowest) based on the following categories:
  - Emergency/Health and Safety
  - Replacing Aging Systems
  - Renewal of Housing Stock
  - Energy Conservation
  - Other
- arrange for the signing of a Deferred Funding Agreement with each successful Housing Provider
- disburse funds according to the respective approved disbursement method
- oversee and monitor the progress of the work, as necessary to ensure quality and timely completion

'Soft Costs' such as Building Condition Assessments (BCA), Environmental Site Assessment (ESA), technical and standards assessments/inspections, drawings, engineering, architectural and quantity surveying fees, tendering costs and permit fees may be considered for funding only where necessary to identify the need for repairs identified. Approval of 'soft costs' is subject to funding availability.

**Deadline for Receipt of Business Cases:  
February 27, 2009**

January 2009



# contact

For more information, contact Niagara Regional Housing (NRH) Manager of Housing Programs, 905-682-9201 ext. 3914 or visit our website at [www.nrh.ca](http://www.nrh.ca).

Any other inquiries contact NRH at 905-682-9201 or 1-800-232-3292. Fax: 905-687-4844  
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