

St. John's Community Housing Improvement Initiatives (CHII) Grant Program 2015 – Criteria Information

Application is due on May 8th, 2015 @4:00pm

The purpose of the CHII Exterior Fix up Grant program is to improve the property's exterior quality, safety, appearance, and to extend its physical longevity. The **St. John's Resident's Association (SJRA)** in partnership with North End Revitalization Incorporated (NERI) has developed the program criteria and eligibility for this grant. *(2015 Fix-up funding and criteria is dependent on Provincial approval.)*

NO INTERIOR INSPECTION REQUIRED FOR RESIDENT HOMEOWNER APPLICANTS

Types of Acceptable Projects:		
Exterior painting	Exterior lighting	Fences
Outside stairs	Exterior doors	Sidewalk repair/replace
Porch/veranda repair	Eaves troughs/fascia	Roof
Windows	Siding	Stucco/ repair
* Garage projects may only involve graffiti removal and installation of security lighting		

ELIGIBILITY

- The property must be located in the St. John's community: Main St. (West side) to McGregor St. (East side) and Redwood Ave. (North side) to Carruthers Ave. (South Side)
- The grant is for improvements to house and land only, and does not include sheds, garages, or changes to the house that are already in good repair.
- If the property received a grant before you owned it, a minimum of 5 years since the grant must pass before the new owner (you) may be considered a first time recipient. This just means you will be given second priority. **Please apply even if you are unsure.**
- Recipient can receive a grant from either the 'Fixed Income' or 'General' category, but not from both. If you apply for but do not receive a 'Fixed Income' grant, you will automatically be re-entered under the General category.
- All applicants must **have their address on the front and REAR of their property** (on fence or garage if applicable) when they apply. This benefits the community for a number of health and safety reasons including faster response from emergency services (fire/paramedics). It also means you follow that part of the City of Winnipeg Neighbourhood Liveability By-Law. Numbers are inexpensive and available locally (Pollock's Hardware on Main St. to name one) or may be painted on to the surface.

RESIDENT-HOMEOWNER CRITERIA

A 'Resident-Homeowner' is a person who resides in their home without self-contained rental suites (separate entrances) in the dwelling, and where the house is their primary residence year round.

1) **FIXED INCOME: \$1000**

- The maximum grant awarded is \$1,000.
- Recipients must be on a limited income; including working or receiving Disability Assistance/Pension/other.
- Total combined household income of all adults must be below \$35,000.
- For Fixed-Income Resident-Homeowners you must provide a copy of the Notice of Assessment for all income earning members of the household **with the application**. If you have not filed 2014 taxes by application deadline you may submit your 2013 notice(s).
- Total project costs must meet or exceed \$500.
- Recipient must contribute at least \$100.00 toward the project's total cost.
- Recipients are selected by SJRA based on assessed need* for repairs and level of income

2) **GENERAL: \$750**

- The maximum grant awarded is \$750
- No income limit
- The minimum total cost of the project must meet or exceed \$500.
- Recipients must contribute at least \$150 toward the total project cost.
- Recipients are selected by SJRA based on assessed need* for repairs

**Evaluation of assessed need is based in large part on compliance with the City of Winnipeg's Neighbourhood Liveability By-law*

LANDLORD CRITERIA

A 'Landlord' is a person who owns rental property and receives revenue from tenants (self-contained suites, separate entrances) even if the house is their primary residence.

GENERAL: \$1,000

Participation in the TLC (Tenant Landlord Cooperation) is mandatory. The TLC program ensures minimum standards of health and safety are met for rental properties and is a valuable tool for both landlords and tenants. Landlords must arrange an inspection **and** complete any mandatory **interior** repairs prior to application. TLC inspections can be arranged by contacting Darrell, the TLC Coordinator at 204-927-2334. Should you have mandatory **exterior** repairs, these may be completed using the grant money and must be completed before any grant monies will be paid out.

- A landlord may receive a maximum grant of \$1,000.
- Minimum cost of the total project must be at least \$2,000 (match dollar for dollar).
- A landlord receiving a St. John's Exterior Fix-Up Grant is still eligible to receive grants in other communities.

GRANT RECIPIENT SELECTION

In general the following priorities will be followed:

Residents: 1st priority: Homeowners/properties that have not received a grant in the past
2nd priority: Previous grant recipients (2013 and prior) – when/how often a homeowner has gotten a grant will also be a factor

Landlords: 1st priority: Properties that have not received a grant in the past
2nd priority: Previous grant recipients (2013 and prior, same property) – when/how often the property has gotten a grant will also be a factor

GENERAL GUIDELINES

- You may not receive a grant for the same property two years in a row.
- The property may not be listed for sale at any point during grant process.
- The Grant Coordinator must take "before" photos and approve the project before any work can start. Once the project is completed, the Coordinator will take "after" photos. The repairs must be approved for the grant to be paid out.
- If you are selected you will be required to submit quotes from two contractors OR if doing the work yourself, you must provide receipts for materials only, no labour, as grant does not pay for "sweat equity".
- Resident-Homeowners and Landlords must provide proof of ownership of the property **with their application**. A recent copy of the City of Winnipeg property tax assessment is usually the easiest format (Status of Title or mortgage papers less than two years old are also acceptable).
- For Fixed-Income Resident-Homeowners you must provide a copy of the Notice of Assessment for all income earning members of the household **with the application**. If you have not filed 2014 taxes by application deadline you may submit your 2013 notice(s).

APPLICATION DEADLINE & NOTIFICATIONS

1. **Landlord and Resident-Homeowner:** Friday May 8th 2015 at 4:00pm.
2. **Must show evidence of work in progress:** Wednesday July 15th 2015. Receipts for materials purchased or a contractor's written guarantee that the work will be completed by the September 25th 2015 end date must be given, or the grant will be given to someone else.
3. **Project end date:** All work must be completed by **September 25th 2015** and all receipts submitted in order to receive grant money.
4. All applicants will be notified by mail or email. Work **may NOT begin** before notification from the Grant Coordinator.

****Selected homeowners who do not have the funds to pay for materials upfront may be able to access a pre-arranged NERI account at a specific home renovation/construction store. Materials will be deducted directly from the grant by NERI. Details can be discussed once homeowner is awarded a grant.**

If you have questions or concerns about the grants, call Kali, the Grant Coordinator at 204-927-2341

If you would like to learn more about the St. John's Resident's association (SJRA), a volunteer based community organization that is working towards the renewal of the St. John's community, please contact the St. John's Community Development Worker at 204-927-2340.