

North Point Douglas Community Housing Improvement Initiatives (CHII) Grant Program 2017 Criteria Information

Application is due May 19th, 2017 @ 4:00 p.m.

The CHII Exterior Fix up Grant program aims to improve a property's exterior quality, safety, appearance, and to extend its physical longevity. The **Point Douglas Residents Committee (PDRC)** in partnership with North End Revitalization Incorporated (NERI) has developed the program criteria and eligibility for this grant. *(Funding and criteria is dependent on City and Provincial approval.)*

Types of Acceptable Projects:

Exterior painting
Outside stairs
Porch/veranda repair
Windows

Exterior lighting
Exterior doors
Eaves troughs/fascia
Siding

Fences
Sidewalk repair/replace
Roof
Stucco/ repair

* Garage projects may only involve graffiti removal and installation of security lighting

ELIGIBILITY

- The property must be located in North Point Douglas: Main St. (E. side) to Higgins Ave, and Redwood Ave (S. Side) to Point Douglas Ave. (at the railway track). **South Point Douglas residents are not eligible.**
- 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 are in compliance with the City of Winnipeg Neighbourhood Liveability By-Law. Numbers are inexpensive and available at any hardware store, or may be painted on the surface. **If the number is not posted in both areas, your application may be denied.**

RESIDENT HOMEOWNER CRITERIA

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

1) **FIXED INCOME: \$2,500**

- The maximum grant awarded is \$2,500
- 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 – if you have a large family in the house and earn more than this, amount may be able to be increased, please ask coordinator.
- Fixed-Income Resident Homeowners 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 2016 taxes by application deadline you may submit your 2015 notice(s).
- Total project costs must meet or exceed \$2,000.
- Recipient must contribute at least \$50.00 toward the project's total cost.
- Recipients are selected by PDRC based on assessed need* for repairs and level of income.

2) **GENERAL: \$1,500 - Open to all Resident Homeowners**

- The maximum grant awarded is \$1,500.
- No income limit.
- The minimum total cost of the project must meet or exceed \$1000.
- Recipients must contribute at least \$150.00 toward the total project cost.
- Recipients are selected based on priority (see back).

**Evaluation of assessed need is based in large part on compliance with the City of Winnipeg's Neighbourhood Liveability By-law as well as immediate health or safety concerns.*

LANDLORD CRITERIA

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

GENERAL: \$2,000

Participation in the Tenant Landlord Cooperation (TLC) 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. If your application is accepted, you must arrange an inspection and complete any mandatory **interior** repairs prior to final approval. TLC inspections can be arranged by contacting Lindsay, the TLC Assistant Coordinator at **204-927-2335**. 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 \$2,000.
- Minimum cost of the total project must be at least \$1,500 (match dollar for dollar).
- A landlord receiving a North Point Douglas CHII Grant is still eligible to receive grants in other communities.

GRANT RECIPIENT SELECTION

In general these priorities will be followed:

Residents: 1st priority: Homeowners/properties that have not received a grant in the past.
2nd priority: Previous grant recipients (2015 and prior) – when/how often a homeowner has received a grant will also be a factor.

Landlords: 1st priority: Properties which have not received a grant in the past.
2nd priority: Previous grant recipients (2015 and prior, same property) – when/how often the property has received 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 Housing 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 costs can be claimed.
- Resident Homeowners 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).

APPLICATION DEADLINE & NOTIFICATIONS

1. All applicants will be notified by mail or email. Work **may NOT begin** before notification from the Housing Coordinator.
2. **Landlord and Resident Homeowner applications: Friday, May 19th 2017 at 4:00 p.m.**
3. **Must show evidence of work in progress: Wednesday, July 12th 2017.** Receipts for materials purchased or a contractor's written guarantee that the work will be completed by the September 30th 2017 end date must be provided, or the grant will be given to someone else.
4. **Project end date:** All work must be completed by **September 30th 2017** and all receipts submitted in order to receive reimbursement.

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 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 the Housing Coordinator at 204-927-2341

If you would like to learn more about the Point Douglas Residents Committee (PDRC), a volunteer based community organization that is working towards the renewal of the Point Douglas community, call 204-947-0380.

