

Ontario Priorities Housing Initiative (OPHI) Ontario Renovates Fact Sheet

The County of Dufferin Ontario Renovates program is designed to provide moderate income households, with an interest free loan to assist with necessary home repairs.

The Ontario Priorities Housing Initiative (OPHI)– Ontario Renovates Component provides an interest free loan of up to \$15,000.00 and is forgivable after 10 years. This may be combined with a grant of \$5,000.00 for accessibility modifications. The Maximum a household may access will be \$20,000.00 should they meet the requirements. Medical verification will be required for all accessibility applications.

To be Eligible to apply, you must:

- Applicants must be at least eighteen (18) years old.
- Own the home as their sole and principal residence.
- All repairs including accessibility must be done in relation to habitable space.
- Assets of no more than \$22,500.00
- Property taxes and mortgage payments must be up-to-date.
- The value of the home must be at or below average resale price provided by the Ministry of Housing as per MPAC assessment of \$609,118.00.
- Insurance coverage must be in place for the full value of the home.
- Applicants may qualify and receive assistance for Ontario Renovates once
- Combined gross household income at or below \$75,000.00

Documents you must include with your application:

- **Photo Identification:** For all family members, attach a photocopy of one piece of photo ID (drivers licence or passport)
- **Status in Canada:** Applicants must be 18 years or older and are Canadian citizens or landed immigrants under the Immigration and Refugee Protection Act (Canada)
- **Proof of age:** For each household member, attach copies of proof of birth date, if proof of birthdate is not listed on the documentation provided as proof of status in Canada.
- **Verification of Assets:** Provide 30 days of bank statements for all assets or attach a Bank Verification of Income and Assets Form completed and signed by any bank, trust company or credit union where you have an account.
- **Verification of Income:** Attach copies verifying sources and amount of all income
- **Notice of Assessment:** For each applicant attach a copy of their most recent Notice of Assessment from Canada Revenue Agency (if they do not have an Assessment go to www.cra.gc.ca for more information).
- **Arrears:** Attach copy of repayment plan if you owe money to a Community Housing landlord (if applicable).
- **Quotes:** Attach 2 quotes from licenced contractors with business number.
- **Insurance:** Provide proof of current insurance policy.
- **Mortgage & Taxes:** Provide verification that mortgage payment and property taxes are up to date.
- **MPAC:** Attach your most recent MPAC assessment

Eligible home repairs include but are not limited to:

- Heating systems
- Chimneys
- Exterior doors and windows
- Foundations
- Roofs, walls, floors and ceilings
- Vents, louvers
- Electrical systems
- Plumbing
- Septic systems, well water, and well drilling

Ontario Renovates strongly encourages the use of energy-saving products or systems for the required repairs.

Eligible accessibility modifications include but are not limited to:

- Ramps
- Handrails
- Chair and bath lifts
- Height adjustments to countertops
- Cues for doorbells/fire alarms

Eligible expenses include:

- Labour & supplies
- Taxes
- Building permits
- Certificates
- Appraisal fees
- Inspection fees
- Drawings and specifications

Program Details:

Anyone who meets the eligibility criteria may apply for this program. Submitted applications are assessed and approved on a first come first serve basis. **All approvals of the Ontario Renovates Homeowner Repair program are at the discretion of the Service Manager.**

The County of Dufferin building department will do a pre-inspection prior to granting conditional approval to ensure work is required. Repairs must commence within 120 days of project approval. You are responsible to provide copies of all financial invoices for reporting and audit purposes.

Work that may be covered by your home owners insurance policy or covered by a warranty period are not eligible for program funding.

All work must be completed by a licenced contractor with a business number. This documentation will be required at time of application. Work started prior to conditional approval will not be funded. Qualifying repairs are funded on a least-cost basis.

Any and all contracts for work are the responsibility of the applicant(s). All issues with work and warranty are between the applicant and the contractor. The County of Dufferin is not responsible for or bound in any way by any third-party contracts.

Funds will be paid as follows:

- 100% up to the limit will be paid directly to your contractor once final inspection has been approved
- Any work that has already commenced prior to conditional approval will not be covered under the terms of the loan.
- The County of Dufferin will not reimburse the homeowner for any out of pocket expenses.

The Loan:

If your Ontario Renovates application is approved, you will enter into a Promissory Note with the County of Dufferin. The Agreement outlines the terms of the loan, the responsibility of the both the homeowners and the County of Dufferin. The loan you will receive is up to \$15,000.00 or the cost of the repairs (what ever is lower).

The loan will be paid directly to your contractor once the final inspection is complete. The loan is interest-free and forgivable after 10 years, if there are no 'Events of Default' (see below). The loan is forgiven at a rate of 10% per year over the program period starting on the date of final inspection showing complete.

You will be required to provide valid proof of home insurance on an annual basis.

If you sell the home before 10 years have passed, you will have to pay back the balance of the loan.

Events of Default:

As mentioned previously, the loan is interest-free and forgivable after 10 years unless you sell the home or the loan goes into default. We consider the loan to be in default if any of the following events occur:

- You become bankrupt or insolvent (i.e. you cannot pay your mortgage);
- You transfer or lease the home to someone else. You must have this home as your one and only residence;
- You are found to have misrepresented information to the County of Dufferin at any given time during the process;
- You fail to provide annual home insurance details, or your home insurance is cancelled
- You pass away

If the loan goes into default, you must pay back the principal amount of the loan less any forgiven amount.