

Social Housing Renovation and Retrofit Program (SHRRP)

These Questions and Answers are meant to assist Service Managers in their understanding of the SHRRP. In the case of a conflict of information, the Administration Agreement and Schedules prevail, not the Qs & As.

The program guidelines have been posted on the MMAH website, in English <http://www.mah.gov.on.ca/Page6602.aspx> and French <http://www.mah.gov.on.ca/Page6603.aspx>

Q1. Is the \$28,000 per unit applicable to each funding request for a particular housing project or is it a cumulative total per unit?

A1. The maximum funding per unit is the cumulative total. Maximum assistance levels are on a per unit basis and no averaging is permitted.

Q2. When will the PIF be available electronically?

A2. The Ministry is anticipating that the Affordable Housing Information System (AIMS) will be available by September 2009. In the interim, the Ministry has provided a temporary PIF word document.

Q3. Is there flexibility on the September 30, 2009 Take Up Plan (TUP) deadline?

A3. SMs must meet the September 30th, 2009 deadline. A revised TUP can be provided if changes occur. The Ministry would like to see a plan that covers both years if that is possible.

Q4. If a project is approved in the SHRRP Take Up Plan and subsequently cancelled, can those funds be reallocated to other projects?

Q4. Yes timing, however maybe an issue.

Q5. If housing providers are funded by the Ministry of Health or Ministry of Community and Social Services and have questions regarding SHRRP funding, who is their contact?

A5. The housing provider should contact their housing advisor at the Ministry of Health and Long Term Care (MOHLTC) or the Ministry of Community and Social Services (MCSS).

Q6. Can SHRRP monies be "stacked" on other Ministry programs (e.g. other programs - Northern Home Repair Program, Energy monies etc.)?

A6. Funding under the AHP Extension 2009 may be combined in the same project but cannot be combined in the same unit.

Q7. Does work need to be completed by March 31/10, or can it go past that date?

Q7. No. The deadline is to have the Funding Agreement (FA) signed.

Q8. Are SMs required to have a separate "service agreement" with each non-profit provider, if so is there a standard template available for "service agreements"?

A8. The SM will need to develop some form of agreement for use with each non-profit housing provider. The SM may wish to use the content of the Funding Agreement as a basis for an agreement.

Q9. Are SMs required to reserve 10% of each year's allocation for Regeneration Projects?

A9. No. There is no minimum allocation for regeneration projects by service area. SMs are expected to stay within the 10% limit of their notional allocation for regeneration projects but if that is not feasible, the regeneration business case should indicate why. The Ministry is limited to 10% of SHRRP funding across the province to be used for regeneration projects.

Q10. Must the SHRRP funds allocated to the SM in each fiscal year be completely spent by March 31st of that year?

A10. No. However, the SM must by March 31st, have committed to the Ministry through FAs to provide all of the funds to specific housing providers.

Q11. Will Take Up Plans (TUPs) submitted earlier than the deadline of Sept 30, 2009 be approved earlier.

A11. The TUP is a planning/monitoring tool and is not approved per se by the Ministry. Funding for Project approvals are approved by the Ministry and are based on the submission of a Project Information Form (PIF).

Q12. The allocation under SHRRP for providers in most cases is a maximum of \$28,000 per unit. However, some SMs have stated to housing providers, their maximum funding per unit is \$2,500 and must contribute a matching dollar amount from their replacement reserve.

A12. SMs can set their individual maximum funding per unit. This allows more flexibility to the SMs in planning their budgeting and capital needs. *The Ministry discourages the mandatory use of replacement reserves to qualify for SHRRP.*

Q13. Is there a way to accelerate our spending (i.e. could we spend our two year allocation in the first year)?

A13. Allocations have been established for Year 1 and Year 2. There is no flexibility in moving allocations between Year 1 and Year 2. It is anticipated that Year 2 projects identified in the TUPs could be accelerated should Year 1 funding become available to a Service Manager through year end reallocation.

Q14. Will reallocations relate to urgency or type of project required?

A14. The reallocation process has not been determined at this time. SMs will be advised at a future date regarding this process.

Q15. Could there be multiple funding agreements for each provider if they have multiple contracts (such as windows, appliances, balcony restorations etc.)? Based on this example, would there be three funding agreements with the same provider? Also could one project such as window replacement in several buildings mean that there are multiple funding agreements for each building with the same provider?

A15. One FA could be created which includes multiple contracts that span several projects. However, the cost for the contract must be pro-rated by project. There is a requirement for a separate PIF for each project approved.

Q16. Can borrowing costs be treated as soft costs?

A16. No. The SHRRP payment schedule, as per the Funding Agreement (FA), should provide sufficient cash flow for projects without additional financing.

Q17. Would a building condition assessment be considered as a “soft cost”?

A17. Yes, if the assessment is conducted by a professional and assists the housing provider to identify and prioritize its capital asset repair requirements in a given year.

Q18. The Guidelines state payments will be processed by the ministry on a bundled basis. Is it the case that service managers will receive bundled funding to pay for all their projects which have a signed Financing Agreement regardless of the milestones they have hit (i.e. all projects on stream per month)?

A18. Since the Guidelines have been released, the Ministry wishes to clarify that receipt of a PIF or PIFs will initiate a Funding Agreement.

Q19. Are SMs required to flow funds to providers based on milestones outlined in the Guidelines?

A19. SMs have discretion to determine how they will flow funding to their providers to facilitate the construction process.

Q20. Would the relocation of existing tenants be allowed within the maximum funding allocation per unit for a Regeneration Project?

A20. Re-location costs may be allowed subject to a business case. **Given the time involved in relocating tenants**, the SM must ensure that the construction start timelines can be achieved.

Q21. Is the Ministry recommending an energy audit for all energy retrofit work and/or what specific work should be subject to an energy audit?

A21. All energy retrofit projects should be supported by an energy audit. Appendix G outlines examples of energy efficiency upgrades.

Q22. What is the difference between a 'Repair and Retrofit' project and 'Energy Retrofit'?

A22. Repairs and Retrofits projects are for work focused on building components which may or may not affect energy efficiency, such as health and safety. Energy Retrofits are projects where the work is focused on improving energy efficiency from a whole building perspective.

Q23. What are the different standards for energy efficiency?

A23. Achieving a set energy efficiency standard for an existing building is difficult because of variances due to age, previous investments, etc. The expectations are that new building components used in 'Repairs and Retrofits' be of the highest reasonable rating and that 'Energy Retrofits' achieve the highest reasonable rating for a building of the same age.

Q24. Are Energy Audits mandatory?

A24. The Ministry does not require energy audits but they are strongly recommended.

Q25. What is the status of the \$70 million Renewable Energy Initiative?

A25. The Initiative is being developed with our colleagues at the Ministry of Energy and Infrastructure. It will focus on assisting housing providers to incorporate various renewable energy technologies such as Solar Photovoltaic, Solar Water, Solar Air, Geo-thermal and Micro-wind into their housing projects. Program details will be provided in September/October 2009.