

Why We Need Your Help:

- Seniors population is increasing at a much higher rate than the total population and they will need housing options.
- There are very limited rental housing units in CKL and COH.
- Average house prices and rents continue to increase and housing is becoming less affordable.
- Over a fifth of all households in CKL and almost a quarter of households in COH are facing housing affordability issues.
- The CKL and COH continue to increase the supply of affordable housing units yet the number of applicants on the waiting list for subsidized housing continues to grow.
- In general, the current make-up of affordable housing units match the household types on the waiting list yet there is an increasing need for smaller affordable units.
- A reactive approach to homelessness costs more than providing housing.



Housing
Help

CKL Office

COH Office

Unit A
37 Lindsay Street South
Lindsay, ON K9V 2L9

Unit 8
49 Maple Avenue
Haliburton, ON K0M 1S0

Local: 705-878-9367 or **Toll Free:** 1-844-878-9367
housinghelp@kawarthalakes.ca

www.klhhousinghelp.ca

Before You Get Started:

Check List:

- All persons registered on title to the property must sign the application form.
- Photo ID for all persons who have signed the application
- Photocopy of most recent Property Tax Assessment
- Proof of mortgage in good standing [statement from lender(s)]
- Proof of property taxes in good standing [Statement from Town or Municipality]
- Current Insurance Certificate
- Have you spoken to your municipal building department to ensure your project is able to be completed?
- Documentation of funding from other sources [If applicable]
- Project Plan and Schedule
- Picture of Structure



CKL-H Housing Affordable Framework

2018 Multi-Unit Rehabilitation Program



County of

HALIBURTON
Ontario, Canada

Multi-Unit Rehabilitation Program

What is the Multi-Unit Rehabilitation Program?

The multi-unit rehabilitation program is the renovation of existing residential properties that are currently vacant and require upgrades to become habitable.

Program Goal for 2018

To create a minimum of ten (10) new units that would encompass one (1) bedroom self-contained apartments or rooming houses within the City of Kawartha Lakes (CKL) and Haliburton County (COH) for landlords of rental buildings or rooming houses.



Program Details

Applications available April 1, 2018

Applications due:

Primarily based on first come first served basis based on a completed application and program eligibility being met. Consideration will be made to reflect the needs of both CKL and COH.

- Unit must be located within CKL or COH
- 1 bedroom self-contained apartments or rooming houses.
- Up to \$10,000 toward eligible expenses, such as construction materials, engineered drawings, municipal permits etc..
- Forgivable interest free loan over a fifteen (15) year period.
- New units must rent at or below 80% of CMHC average rent for the 15 year period.

Multi-Unit Rehabilitation Tenants:

Renovates tenants would consist of homeless seniors or households without dependents with income at or below the household income limit; selected from the CKL Homeless By Name List.



What is a forgivable loan?

The multi-unit rehabilitation Program funding is considered a 'forgivable loan' and is reduced at an equal rate each year until the 15th year at which time it would be \$0. No payments are required or interest charged so long as the terms of the loan agreement are adhered to.

Are there timing requirements?

- Yes, construction must begin within 90 days of signing the funding approval agreement and completed within a year.

What if the cost to renovate is higher than the funding amount?

- Any costs over and above the funding amount are the responsibility of the property owner.
- You must pay the excess amount first from your own sources before any program funds are provided.

Do utilities have to be included in the rent?

- Yes, utilities must be included in the rent (heat, hydro, water, hot water)

What happens if I decide to sell my property?

- If you sell prior to the end of the 15 year term, the amount of loan that remains "unforgiven" shall be due and payable.

Will renovations started prior to signing the funding approval agreement be covered?

- No, prior renovations will not be eligible for reimbursement.