



Social Housing Renovation and Retrofit Funding

Presentation at the CSS
Administrative Services
Symposium

Friday June 25, 2010



Overview

- Over two (2) years, the province will invest:
 - \$704 million to repair social housing units under the **Social Housing Renovation & Retrofit Program (SHRRP)**
 - 10% of funding may be used for regeneration projects

Introduction

- The SHRRP is a capital GRANT program that funds repair and regeneration of eligible social housing projects.

SHRRP will:

- Improve health and safety of residents living in social housing communities
- Provide enhanced accessibility for seniors and persons with disabilities
- Restore vacant or abandoned units



Funding

- Renovation and retrofit projects - maximum funding:
 - Southern Ontario: \$28,000/unit
 - Northern Ontario: \$32,000/unit (north of the CN rail line)
- For regeneration projects maximum funding is:
 - \$150,000 per unit or
 - 100% of actual capital cost required per unit whichever is less



Eligible projects

- Eligible projects fall within Schedule C of the *Canada-Ontario Social Housing Agreement, 1999* subject to certain exceptions. They must either be subject to the *Social Housing Reform Act, 2000* (SHRA) or have an ongoing Project Operating Agreement in place with social housing providers.
- Social housing administered by the Ministry of Health and Long Term Care and the Ministry of Community and Social Services and Rural and Native Housing may be eligible for SHRRP funding.



Renovation projects

- Capital renovations, retrofits and repair projects that involve the replacement or reconstruction of major building systems, site components and basic facilities and equipment that is near the end of its useful life.
- For example: roofs, windows and doors; building envelope assemblies and major balcony repairs; HVAC systems; kitchen and bathroom facilities; safety features such as fire alarms and emergency lighting.



Regeneration projects

- Regeneration projects may entail a fundamental change in an existing building to meet changing client needs or to address major renovation or replacement of units in poor condition through demolition and complete replacement of existing social housing units.
- The unit/building type and physical placement may be altered based on a best use analysis of the site.
- Service Levels must be maintained.
- Housing provider's proposing social housing regeneration projects are asked to submit a business plan to their Service Manager.



Regeneration Project

- Under the Regeneration component, SHRRP can provide up to \$150,000/unit to allow for substantial modification to existing social housing units where the units are physically obsolete or do not meet changing client needs.
- 9 regeneration projects were approved in year one
- Up to 10% of Service Manager Notional Allocation



Examples of regeneration projects

- Adding an elevator to an existing social housing provider
 - Provides enhanced accessibility for seniors and the disabled
- Converting one bedroom units to two bedroom units
 - Provides flexibility to fill vacant units and meet area need
- Brick veneer replacement
 - Prevents water penetration and mould issues