

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM 2008

The Residential Rehabilitation Assistance Program (RRAP) is a Canada Mortgage and Housing Corporation (CMHC) program for low- and modest-income households that provides funding for mandatory affordable housing repairs, housing modifications for persons with disabilities, creating secondary suites and converting non-residential buildings to new affordable rental housing. The City of Toronto delivers RRAP funding to eligible property owners within the City. For more information visit our website at [www.toronto.ca/affordable housing](http://www.toronto.ca/affordable_housing).

GENERAL PROGRAM GUIDELINES

Homeowners or landlords can receive a forgivable loan that does not have to be repaid — provided the borrower meets all the terms of the loan approval. Housing must be at least five years old and meet the guidelines indicated below. Households must meet income limits indicated below. To be eligible, owners must agree to own and occupy their home for up to five years. Landlords must agree to operate rental housing for eligible tenants at affordable rent levels for up to 15 years. Funds are not available for work already started.

▀ Repairs

To qualify, existing buildings must need repairs to bring them up to a minimum level of health and safety and extend their life for at least 15 years by addressing urgent, essential repairs or replacements to at least one of these building elements:

| | | |
|-------------|----------|-------------|
| STRUCTURAL* | PLUMBING | FIRE SAFETY |
| ELECTRICAL | HEATING | |

* Includes repairs to the building exterior such as leaking roofs, foundation or walls, etc.

Qualifying repairs are funded on a least-cost basis. Elements that cannot be economically repaired are replaced. Landscaping, routine maintenance, cosmetic renovations and repairs due to neglect are not eligible - for example: driveway paving, replacing faucet washers, bathroom make-over, painting walls or replacing kitchen cabinets and countertops.

▀ Conversion

RRAP may be used to convert non-residential buildings into affordable rental housing, provided the completed project meets applicable zoning, building and environmental standards. Vacant or under-utilized portions of residential buildings are not eligible for RRAP Conversion funding.

▀ Secondary Suites (Second Suites)

RRAP may be used to create a new affordable rental unit in an existing single family home. The secondary suite is a self-contained separate unit with sleeping, full kitchen and bath facilities as well as a separate entrance. The new unit must meet applicable zoning, building, fire and property standards. Eligible tenants must be seniors (65 years or older) or adults with identified disabilities

▀ Modifications for Persons with Disabilities

RRAP may be used to modify existing dwellings to improve access for a person with disabilities. The improvements must be permanent and are intended to eliminate physical barriers, imminent safety risks and improve the ability to meet the demands of daily living within the home. The dwelling must meet applicable occupancy standards. Funding for Modifications for Persons with Disabilities may be combined with other RRAP funding, subject to availability.

PROGRAMS FOR ELIGIBLE HOMEOWNERS

▀ RRAP Repair

Homeowners may apply:

- ▀ if the property value does not exceed the house value threshold for their area
- ▀ if total household income falls within the Income Threshold for their household type (see page 3).
- ▀ the property is at least five years old.

Terms:

- ▀ up to 100% of the cost of qualifying repairs or replacements

to a maximum of \$16,000 per owner-occupied home.

▀ Modifications for Persons with Disabilities

Homeowners may apply:

- ▀ if the property value does not exceed the house value threshold for their area
- ▀ if total household income minus the Federal Disability Tax Credit

falls within the Income Threshold for their household type (see page 3).

- ▀ if a healthcare professional has confirmed the disability and prescribes modifications for greater independent living.

Terms:

- ▀ up to 100% of the cost of modifications to a maximum of \$16,000 per owner-occupied home.

PROGRAMS FOR ELIGIBLE LANDLORDS

▀ RRAP Repair

Eligible landlords include private entrepreneurs and non-profit corporations or cooperatives without federal/provincial housing subsidies at the project.

Landlords may apply:

- ▀ if rental or rooming house units are rented below Maximum Market Rents (see page 3)
- ▀ if rental units are occupied by tenant households with incomes within the Income Threshold for their household type (see page 3).

Terms:

- ▀ up to 100% of the costs of qualifying repairs or replacements to a maximum of \$24,000 for each eligible rental unit
- ▀ up to 100% of the costs of qualifying repairs or replacements to a maximum of \$16,000 for each eligible rooming house bed unit
- ▀ Landlords must enter into an agreement, which establishes initial rents and annual rental increases. Landlords agree that rental units will continue to be affordable to tenants with incomes that fall within Income Thresholds (see page 3) for the term of loan.

▀ RRAP Conversion

Eligible landlords include private entrepreneurs, non-profit corporations, cooperatives and municipal housing companies. Eligible properties are environmentally safe, can feasibly be converted to residential accommodation and will be viable based on agreed post-conversion rents.

Landlords may apply:

- ▀ if newly created rental or rooming house units are rented below Maximum Market Rents (see page 3)
- ▀ if newly created rental units are occupied by tenant households with incomes within the Income Threshold (see page 3) for their household type.

Terms:

- ▀ up to 100% of the conversion costs to a maximum of \$24,000 for each eligible rental unit
- ▀ up to 100% of the conversion costs to a maximum of \$16,000 for each eligible rooming house bed unit.

▀ Secondary Suites (Second Suites)

Homeowners and landlords may apply:

- ▀ if the home is a single, semi-detached or row house, which can legally contain a secondary rental suite.

Terms:

- ▀ up to 100% of the cost of creating a second suite to a maximum of \$24,000
- ▀ loan recipients must enter into an operating agreement, which establishes Maximum Market Rents (see page 3) and annual increases that can be charged during the term of operating agreement

▀ Modifications for a Disabled Tenant

Landlords may apply:

- ▀ if rental or rooming house units are rented at or below Maximum Market Rents (see page 3).
- ▀ if the affordable rental units are occupied by disabled tenants whose total household income minus the Federal Disability Tax Credit falls within Income Thresholds (see page 3).

Terms:

- ▀ up to 100% of the cost of modifications for each self-contained rental unit to a maximum of \$24,000 or \$16,000 for a rooming house unit
- ▀ landlords must enter into an agreement to rent affordable units to disabled tenants with incomes that fall within Income Thresholds for the term of loan.

HOW TO APPLY

► Homeowner Repair, Homeowner Modifications and Landlord Modifications for Disabled Tenants

Funds are available annually, usually from early spring to mid-winter. City of Toronto staff will confirm your eligibility before visiting your home for an initial inspection and taking your application in person. See Getting through the RRAP application process by calling Housing Improvement Programs at **416-392-7620**.

Prepare documents in advance showing all household incomes and expenses. If you are applying for modifications for a disabled resident, provide verification from a healthcare professional.

► Landlord Repair, (RRAP Rental/Rooming House) Conversion and Secondary Suites

Application processes and contacts to be determined for 2008 - 2009 delivery year.

► Maximum Market Rents 2008-2009

Includes utilities.

| | |
|-----------------------------|---------|
| Rooming house bed-unit | \$537 |
| Bachelor & one-bedroom unit | \$895 |
| Two-bedroom unit | \$1,045 |
| Three-bedroom unit | \$1,255 |
| Four-bedroom unit | \$1,520 |

► Income Thresholds 2007-2008

RRAP income thresholds are set for different types of households. Examples for Toronto include:

| | |
|-------------------------|----------|
| Single person or couple | \$36,000 |
| Two or three persons | \$42,000 |
| Four or five persons | \$50,500 |
| Six or more persons | \$61,000 |

For more information, please contact Housing Improvement Programs at **416-392-7620** or **rrap@toronto.ca**

Revised Housing Value Thresholds

CMHC has revised the House Value Thresholds for the City of Toronto. The change was made in order to recognize substantial increases in house values in certain areas of the City.

CMHC has identified three zones within the City of Toronto that better reflect the wide variation in house values. Based on CMHC's analysis of the Toronto Housing Market, the revised thresholds range from \$300,000 to \$400,000.

For homeowners to qualify for repair loans or to modifications for disability loans, the value of their property cannot exceed the threshold for the zone in which the property is located.

MAY 2008

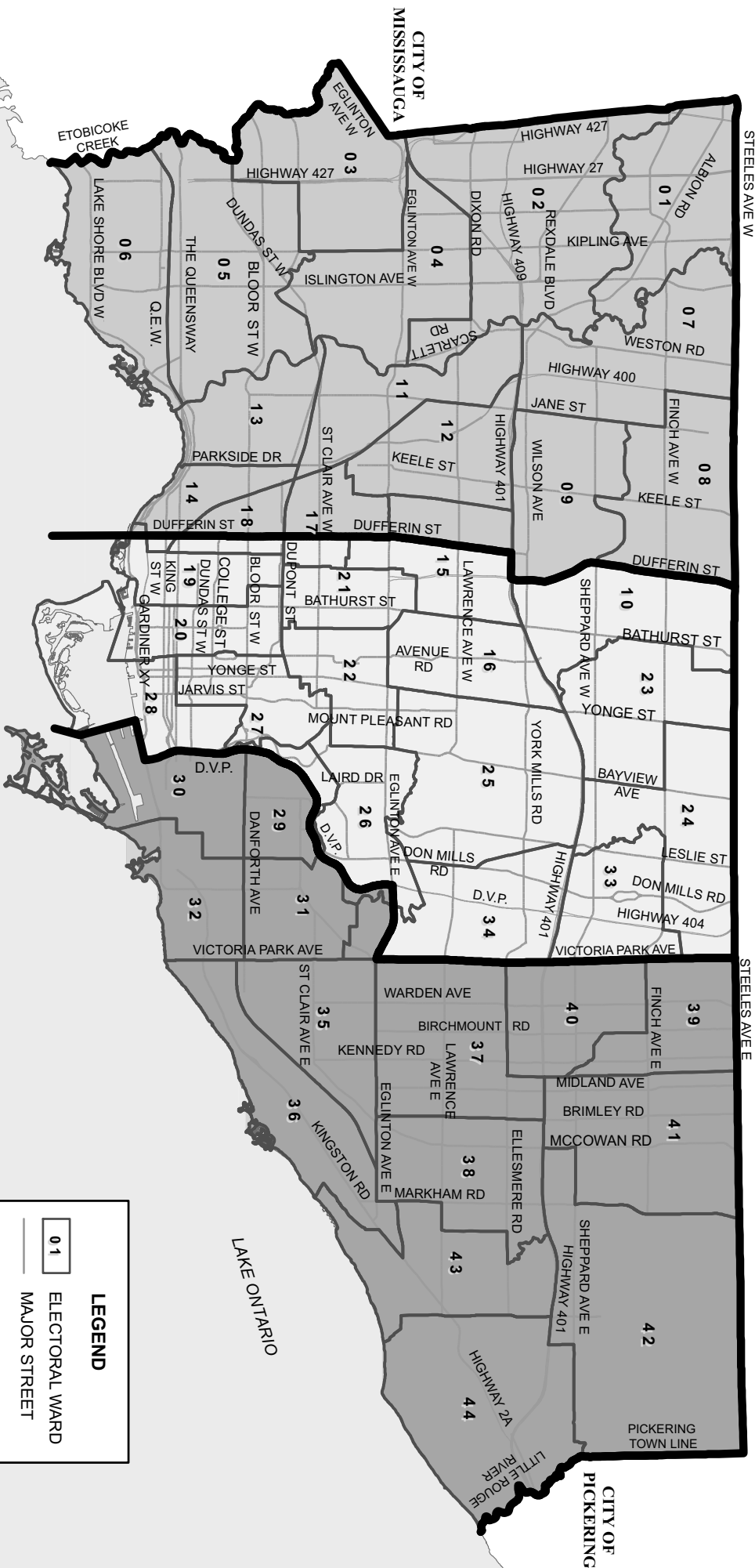


TORONTO HOUSING VALUE THRESHOLDS

For Residential Rehabilitation Assistance Program

CITY OF
VAUGHAN

TOWN OF
MARKHAM



| LEGEND | |
|-----------------|----------------|
| 01 | ELECTORAL WARD |
| — | MAJOR STREET |
| THRESHOLD ZONES | |
| | \$350,000 |
| | \$400,000 |
| | \$300,000 |

DATA SOURCE: ZONES - CMHC 12/2007
SERVICES - SURVEY AND MAPPING SERVICES 01/2008

TECHNICAL SERVICES
SURVEY AND MAPPING SERVICES
18 Dyas Rd, 4th floor
Toronto, ON M3B 1V5
Tel (416) 392-7745
Fax (416) 392-0081

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