New Approach for

Housing Support (NAHS)

BC Region

2016-17

## Application for Streams 1, 2, and 3

INSTRUCTIONS

This application template must be used for applications to all Housing Streams.

AANDC review process will consider various factors including completeness of application and general assessment scores. All approvals are subject to available AANDC funding. Approved projects may be subject to compliance audits.

Reporting frequency will be determined on a case by case basis by complexity and risks associated with the proposed project. All projects will be required to provide reports including a summary of actual expenditures and deliverables/milestones achieved pursuant to the approved plan.

**Explanation:**

**Stream 1: Planning and Training**

* Section A: Project Overview
* BCR confirming deliverables, Applicant’s contribution and total project cost

This information is also required for Stream 2 and 3 applications.
All applicable sections must be completed.

**Stream 2: Multi-year Project**

* Section A: Project Overview
* Section C: Background Information
* Section D: Proposed Project Activities
* Section E: Financial Summary

 **Stream 3: Lot Development Project**

* Section A: Project Overview
* Section C: Background Information
* Section D: Proposed Project Activities
* Section E: Financial Summary
* Section F: Additional Information for Stream 3

**Annex 1 - Stream Criteria/Eligibility:**

Refer to **ANNEX 1**, Stream Criteria/Eligibility for eligible activities and AANDC funding levels to complete the application.

SECTION A: PROJECT OVERVIEW

|  |
| --- |
| **Applicant Information** |
| Applicant Name: |      ­­ |
| Project Name:  |       |
| Applying on behalf of (List individual First Nation(s)) |
|       |
| Mailing Address (Number/Street/Apartment/P.O. Box) |
|       |
| City/Town | Province or Territory | Postal Code | Website Address (If Available) |
|       |       |       |       |
| Telephone Number | Extension  | Fax Number | Email  |
|       |      |       |       |
| **Project Lead Contact**  |
| Name | Provide secondary name and contact info if applicable.  |
|  |  |
| Title/Position  |
|  |
| Telephone Number | Extension  | Fax Number | Email  |
|       |      |       |       |
| Stream and AANDC Funding Request |
| **[ ]** Stream 1 $     Planning/Training | **[ ]**  Stream 2 $      Multi-Year | **[ ]** Stream 3 $     Lot/Subdivision |
| Total Project Cost | Total AANDC Funding Requested |
| $      | $0 |
| Project Start Date (dd/mm/yyyy)  | Project End Date (dd/mm/yyyy)  |
|       |       |
| **Resolution by Band, Tribal Council or First Nation Organization** |
| Signed Date (dd/mm/yyyy) | Attach BCR that confirms project objectives, costs and First Nation’s contribution to the total project. |
|  |
| **Project Information** |
| **Objectives and Activities** |
|  |
| **Expected Outcomes and Criteria for Measurement of Success** |
|  |
| **Other Considerations** |
|   |
| **Source and Use of Funding** |

|  |  |  |
| --- | --- | --- |
| **Activity** | **Source of Funding** | **Cost Details** |
|  | **Total** **Cost** | **First Nation** | **AANDC Housing** | **Other Funding****Sources** | **Describe method for calculating all budget costs. \* SEE BELOW** |
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| **TOTALS** | **0** | **0** | **0** | **0** |  |

**Refer to ANNEX 1, Stream Criteria/Eligibility for eligible activities and AANDC funding levels to complete the application.**

**\* NOTE: Applicant must:**

- describe/justify budget costs in Cost Details column (eg. per diem or hourly rates for fees, building quotes, etc.)

 - identify all other sources of funding for project

 - include confirmation of funds being provided (eg. letter from the funding agency, BCR for First Nations funds, etc.)

|  |
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| **AANDC Funding Cash Flow Projections** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Month** | **Year 1** | **Year 2** | **Year 3** |
| **Quarter 1** (April – June) |  |  |  |
| **Quarter 2**(July - September) |  |  |  |
| **Quarter 3**(October – December) |  |  |  |
| **Quarter 4**(January – March) |  |  |  |
| **TOTAL** | **0** | **0** | **0** |

|  |
| --- |
| **Terms & Conditions and Reporting Requirements** |

Reporting requirements are as per the terms and conditions of AANDC approval.

In an effort to continuously improve best practices and service to First Nations communities, AANDC may copy and share templates/policies developed by Applicants with other First Nations. The Applicant can request AANDC to remove any text that specifically identifies it in the templates/policies.

**I agree to the above terms and conditions on behalf of the Applicant First Nation:**

 First Nation(s)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signed by Person having Delegated Authority to Sign on Behalf of the First Nation

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Date (dd/mm/yyyy)

**Attach BCR that confirms project objectives, costs and First Nation’s contribution to the total project cost.**

SECTION B: GUIDE FOR STREAM 1 ACTIVITIES

**The following checklist is provided as a guide for common activities
under Stream 1. For clarification, a Housing Strategy is considered to be made up of:**

1. **First Nations’ Housing Policies including administration and delivery processes**
2. **First Nations’ Housing Plan for annual/multi-year renovation and construction projects**

|  |
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| **POLICIES** |
| * Address the following: wait list eligibility, rental/loan arrears, default and eviction records, tenancy agreements, housing design criteria in addition to codes, etc.
* Include leadership and membership endorsement of housing policies/plan
* Provide clear roles and responsibilities for Chief and Council, Housing Committee/Staff, Tenants, and any third parties involved in the proposed housing project (contractors, inspectors, etc.). Often job descriptions of positions are developed
* Outline the organizational structure required to achieve objectives
* Include a communication strategy for ensuring effective collaboration among parties
* Include Maintenance and Inspection Plan
* Policies compliment Shelter Compliance Policy, e.g.: separate accounts for band owned and private owned rentals collecting Income Assistance Shelter Allowance ; default notice and eviction policies

**PROPOSAL ACTIVITIES AND FUNDING*** Activities, timelines and dollar amounts required for each activity
* All sources of funding applied toward the total cost
* Required cash flow of funding/financing over duration of project
 |
| **OTHER INFORMATION TO CONSIDER*** Succession plan for the Housing Staff/Committee
* Support for community development and wellness objectives
* Set up and administration of separate Financial Accounts
 |
|  |
| **Shelter Allowance Criteria****(If First Nation requires “rental regime” pursuant to Shelter Allowance Policy please confirm requirements with Income Assistance as these may change from time to time)** |
| * Description of Housing Plan as it applies to *all* residents on-reserve
* Description of homes with and without a mortgage
* Description of rental rates being applied for homes with and without a mortgage
* Description of how rent is paid and when due
* Description of roles and responsibilities of Landlord and Tenant
* Description or list of financial accounts to demonstrate separate housing account for payments made to mortgaged and non-mortgaged homes
* List of all houses, including privately owned
* Includes rental agreement template
 |
|  **PLANS** |
| * Outline the current housing situation, including current needs, future needs, and potential ways of securing long-term commitment of funds (includes the method of how this information was gathered: needs assessments, surveys, etc.)
	+ Considers why the proposed project is needed and what issues/challenges will be addressed (e.g. overcrowding issues and related health and safety problems).
	+ Considers how the project contributes to the First Nation’s community vision
	+ Considers the type of housing required, home ownership, and land tenure
	+ Considers environmental requirements and relevant permits
* List measurable objectives (with timelines and who will be involved) that are consistent with identified needs
* Identify potential training opportunities for leadership, administration, and tenants
* Provide an overview of financing, justification of the priority, allocation, and expected outcome (review of existing and forecasted asset management finances/cash flows)
	+ Considers sources of funds and costs of housing construction, renovations, and maintenance plans
* Include a plan of when and how progress reporting will occur among all parties involved
	+ Includes key performance indicators
* Support community development and wellness objectives

**PROPOSAL ACTIVITIES AND FUNDING*** Activities, timelines and dollar amounts required for each activity
* All sources of funding applied toward the total cost
* Required cash flow of funding/financing over duration of project
 |

|  |
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| **TRAINING** |
| * Identify type and explains why this particular training is important for the community
* Provide name and qualifications of trainers
* Determine whether or not there will be any type of follow up with trainees after training is complete
* Explain how the training will contribute to the overall goals/vision of the community
 |
| * Activities, timelines and dollar amounts required for each activity
* Deliverables/Outcomes
* All sources of funding applied toward the total cost
 |

|  |
| --- |
| **END OF STREAM 1** |

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| **TO APPLY FOR STREAM 2 AND/OR 3, PLEASE CONTINUE TO THE NEXT PAGE** |

**See ANNEX 1 Stream Criteria/Eligibility**

INSTRUCTIONS FOR STREAMS 2 AND 3

**Stream 2**

* **Section A: Project Overview**
* **Section C: Background Information**
* **Section D: Proposed Project Activities**
* **Section E: Financial Summary**

 **Stream 3**

* **Section A: Project Overview**
* **Section C: Background Information**
* **Section D: Proposed Project Activities**
* **Section E: Financial Summary**
* **Section F: Additional Information for Stream 3**

|  |
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| **Housing Submission Checklist for Streams 2 & 3** |

**Required Elements**

* First Nation letter of commitment/BCR
* Housing plan/policy
* Project description
* Project rationale, demographic pressures, number of existing lots
* Schedule, milestones
* Construction cost estimate
* Financial viability of rental units and maintenance costs
* Qualified tenant/homeowner list – for new units proposed
* BCR that confirms Project objectives, costs and First Nation’s total contribution to the total cost.

**Additional Requirements for Stream 3**

* Conceptual plan/design and, or, any relevant technical drawings
* Status of any Arrears issues and trends
* Project Manager qualifications
* Lots to be selected

**Other Items that may be relevant to accompany submission**

* Land Use Plan (reference or excerpt)/Comprehensive Community Plan (CCP)
* Technical Design if available
* Environmental Assessments, Permits, Land Encumbrance Check
* First Nations capacity building opportunity, skills training, employment

|  |
| --- |
| **Community Population** |
| Community Population (not including commercial/residential leased properties) | Band members on-reserve |       |
| Non-band members on-reserve |       |
| **Total On-Reserve Population** | **0** |
|  | Band members off-reserve |  |
|  |  |  |
| **Housing Summary** |
| **Item** | **Description/Type** | **# of units** |
| Current Housing Inventory | Single Family Dwelling  |       |
| Semi-Detached (duplex/suites) |       |
| Multi-family (3-plex or greater) |       |
| Type (please specify):       |       |
| Type (please specify):       |       |
| **Total Units** | **0** |
| **Average people per unit** (Total On-Reserve Population / Total Units) |  |
| Type of Ownership | Band Owned Rental  |       |
| Individual Ownership |       |
| CMHC sec 95 |       |
|  | **Total Units** (should equal Current Housing Inventory above) | **0** |
|  |  |  |
| Renovations Required | Structural renovations  |       |
| Health and Safety Renos (eg. mould) |       |
| Other (please specify):       |       |
|  | **Total Units Requiring Renovations** | **0** |
| New Construction Required | Band Owned |       |
| Individual Ownership |       |
| CMHC sec 95 |       |
|  | **Total New Construction Units Required** | **0** |
|  |  |
| **Serviced Lots Available for New Units** |
| **Reserve #** | **# of Vacant Lots** | **# of Demolition lots** |
|       |       |       |
|       |       |       |
|       |       |       |
| **Total number of lots:** | **0** | **0** |
|  |  |
| Housing Waitlist | # of Rental Units Requested |       |
| # of Individual Ownership Units Requested |       |
| **Total Wait List**  | **0** |

SECTION C: BACKGROUND INFORMATION

SECTION D: PROPOSED PROJECT ACTIVITIES

**Please use the following format to complete the proposed project activities. This table will be used for tracking progress and reports for AANDC Funding.**

|  |
| --- |
| **Proposed Plan** |
| **Activity** | **Brief Description**(include addresses of specific homes) | **# of units/repairs** | **Total Cost of Activity** | **Project** **Start Date** (dd/mm/yyyy) | **Project** **End Date** (dd/mm/yyyy) |
|       |   |       | $      |       |       |
|       |   |       | $      |       |       |
|       |   |       | $      |       |       |
|       |   |       | $      |       |       |
|       |   |       | $      |       |       |
|       |   |       | $      |       |       |
|       |   |       | $      |       |       |
|  |  | **TOTAL** | **$****0** |  |  |

**\*Activities and costs must be consistent with those provided in Section A “Source and Use of Funding” table.**

**Optional Information if relevant to the Project:**

|  |  |
| --- | --- |
|  | **First Nation Member’s Employment/Training/Skills Development resulting from Project** |
| **Description of Employment/Training/Skills** | **Number of Full Time Positions** | **Number of Part Time Positions** | **Number of people to receive training** | **Other Comments** |
|   |       |       |       |   |
|   |       |       |       |   |
|   |       |       |       |   |

**Refer to Stream Criteria/Eligibility for eligible activities and AANDC funding levels to complete the application.**

SECTION E: FINANCIAL SUMMARY

|  |
| --- |
| **FINANCING/FUNDING FOR PROPOSED PROJECT** |
|  |  |  |
| **EQUITY** | **STREAM 2** | **STREAM 3** |
| 1. Band Funds
 |       |       |
| 1. CMHC Funds
 |       |       |
| 1. AANDC Housing Funds
 |       |       |
| 1. AANDC Lot Development Funds
 |       |       |
| 1. Other sources of cash/equity (eg. individuals, partners, etc.)
 |       |       |
| **[A] Total Equity (Add lines 1-5)** | **0** | **0** |
|  |  |  |
| **FINANCING/LOANS** | **STREAM 2** | **STREAM 3** |
| 1. Bank
 |       |       |
| 1. CMHC
 |       |       |
| 1. Other (please specify):
 |       |       |
| **[B] Total Financing/Loans (Add lines 6-8)** | **0** | **0** |
|  |  |  |
| **PROJECT EXPENSES\*****\**As per Section A: Source and Use of Funding*** | **STREAM 2** | **STREAM 3** |
| 1. Site Preparation (including environmental assessments)
 |       |       |
| 1. Designs
 |       |       |
| 1. Building Cost (including all construction, equipment, labor & materials)
 |       |       |
| 1. Professional Fees (Architects and/or Engineers)
 |       |       |
| 1. Consultant Fees
 |       |       |
| 1. Legal Fees (Permits and Approvals)
 |       |       |
| 1. Landscaping
 |       |       |
| 1. On-site Servicing (Water, Sewer, Electric, Gas, etc.)
 |       |       |
| 1. Other (Administration, Insurance, financing costs, etc.)
 |       |       |
| 1. Other (please specify):
 |       |       |
| 1. Other (please specify):
 |       |       |
| **[C] Total Project Expenses (Add lines 9 to 19)** | **0** | **0** |
|  |
|  | **NET SURPLUS (DEFICIT)** | **STREAM 2**  | **STREAM 3** |
|  | **[A] +[B] – [C]=** | **0** | **0** |
| **ANNUAL STATEMENT OF CASHFLOWS FOR PROPOSED PROJECT** |
| **RENTAL REVENUE** | **STREAM 2** | **STREAM 3** |
| 1. Band Owned Rentals
 |       |       |
| 1. Loans (repayment of band housing loans to individuals)
 |       |       |
| 1. CMHC Section 95 Rentals
 |       |       |
| 1. Other (please specify):
 |       |       |
| **ADDITIONAL**  |  |  |
| 1. Fees/Taxes collected
 |       |       |
| 1. Other (please specify):
 |       |       |
| **[D]Total Revenue (Add lines 20 to 25)** | **0** | **0** |
|  |  |  |
| **ANNUAL EXPENSES** | **STREAM 2** | **STREAM 3** |
| 1. Loan Repayment for any band debt for project
 |       |       |
| 1. Administration
 |       |       |
| 1. Fees/Taxes paid
 |       |       |
| 1. Vacancies / unpaid rent
 |       |       |
| 1. Other (please specify):
 |       |       |
| **MAINTENANCE**  |  |  |
| 1. Annual Maintenance
 |       |       |
| 1. Emergency Maintenance
 |       |       |
| 1. Replacement Reserve
 |       |       |
| **[E]** **Total Expenses (Add lines 26 to 32)** | **0** | **0** |
|  |  |  |
|  | **ANNUAL SURPLUS (DEFICIT)** | **STREAM 2** | **STREAM 3** |
|  | **[D] - [E]=** | **0** | **0** |

|  |
| --- |
| **END OF STREAM 2** |

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| **TO APPLY FOR STREAM 3,** **PLEASE CONTINUE TO THE NEXT PAGE** |

**See ANNEX 1 Stream Criteria/Eligibility**

SECTION F: ADDITIONAL INFORMATION FOR STREAM 3

|  |
| --- |
| **Scoring Elements for Stream 3** |

**Circle the appropriate response.**

**Average number of people/home**

|  |  |  |  |  |  |  |  |
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**Number of Existing Serviced Lots**

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| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |

**First Nation Housing Policy**

|  |  |  |
| --- | --- | --- |
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**First Nation Housing Plan**

|  |  |  |
| --- | --- | --- |
|  |  |  |

**Status of Arrears**

|  |  |  |
| --- | --- | --- |
|  |  |  |

**Qualified Project Manager**

|  |  |  |
| --- | --- | --- |
|  |  |  |

**Opportunity for Training/Skills Development: # of members to be trained**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |

**First Nation Member Employment Opportunities**

|  |  |  |  |
| --- | --- | --- | --- |
| # of First Nation Employment FTE (Full Time Equivalent)  |       | # of First Nation Employment PTE (Part Time Equivalent) |       |

**Project Fits within CCP? Owners/Renters Financially Qualified?**

|  |  |
| --- | --- |
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**Number of lots to be developed Number of units to be built**

|  |
| --- |
|  |

|  |
| --- |
|  |

**Type of ownership (include numbers)**

|  |  |  |
| --- | --- | --- |
| Band-owned | Individual Ownership | CMHC Sec 95 |
|       |       |       |

**Timeframes/Milestones (dd/mm/yyyy)**

|  |  |
| --- | --- |
| To complete lot development  |       |
| To complete construction of units |       |
| To complete occupancy of all units |       |

**OTHER FACTORS**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| --- |
| **END OF STREAM 3** |
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| **END OF APPLICATION** |

**See ANNEX 1 Stream Criteria/Eligibility**

**ANNEX 1 – Stream Criteria / Eligibility**

|  |
| --- |
| **STREAM 1 – Planning & Training** |
| **PROPOSED AANDC $ ALLOCATION** | 2015/16: $1.0 million  |
| **MAX $/APPLICANT** | * $50,000 maximum funding per applicant
* Aggregated First Nations to be determined on a case-by-case basis
 |
| **ELIGIBILITY CRITERIA****- Eligible Recipients to remain consistent with Capital Program policies and Treasury Board requirements.** | * BCR commitment confirming First Nation minimum 20% contribution to total project cost
* Community infrastructure reporting up to date
* Recipient must allow AANDC to share templates developed (specific information identifying the First Nation or individuals can be removed upon request) to support best practice information sharing with other First Nations and to reduce costs of

“re-inventing” templates* Eligible and ineligible activities must remain consistent with Treasury Board requirements and program policies
 |
| **ELIGIBLE ACTIVITIES for AANDC Funding** | * Eligible activities may include housing related: policy and strategy development such as planning for multi-year renovations/new construction, relevant land use and infrastructure requirements, asset life cycle maintenance, financial analysis for asset management, membership engagement; capacity development and training for housing related administration (note; accredited courses such as trades and other formal curriculum are not normally eligible).
* Block funded First Nation’s eligibility is subject to BC Region AANDC’s “Access to Additional Capital Guidelines for Block-Funded Recipients”.
 |
| **INELIGIBLE ACTIVITIES****for AANDC Funding** | * Labor/trades training; accreditation/curriculum training fees
 |
| **FUNDING** | * First Nation contribution must be at least 20% of total project cost of which 50% can be in-kind
* Max $50,000 AANDC community infrastructure funding not to exceed 80% of total project cost
 |
| **AANDC REPORTING** | * Annual Report for multi-year initiatives providing status of activities/deliverables in approved work plan and summary of financial expenses
* Other reporting periods (e.g., bi-monthly, quarterly) may be required per AANDC assessment of risk
* Final Report of activities/deliverables and financial expenses, and copies of any plans/policies/templates
 |

See next page for Stream 2 Criteria/Eligibility

|  |
| --- |
| **STREAM 2 – Multi-Year Project (1-3 years)** |
| **PROPOSED AANDC $ ALLOCATION** | 2015/16: $ 4.5 million |
| **MAX $/APPLICANT** | * The higher of $300,000 total over 3 years, or 10 subsidies based on the existing Housing Subsidy formula. Funding for any projects less than 3 years to be pro-rated (see Eligibility Criteria below regarding Block Funded Recipients)
* Subject to available funding, AANDC may consider funding amounts that exceed the funding limit on a case-by-case basis
* Aggregated 3 or more First Nations to be determined on a case-by-case basis up to max $1 million total over 3 years
* Over a 3 year period, the maximum amount of AANDC funding that can be allocated toward building new CMHC Sec. 95 units is a total 4 subsidies, per the subsidy level under the existing Housing Subsidy Program. The 4 subsidies can be allocated to more than 4 units.
 |
| **ELIGIBILITY CRITERIA****- Eligible recipients to remain consistent with Capital Program policies and Treasury Board requirements.** | * Housing Policy must be implemented
* BCR commitment confirming housing policies are implemented and the First Nation’s contribution to total cost of the project.
* Community Infrastructure Reporting up to date
* Block funded First Nation’s eligibility is subject to BC Region AANDC’s “Access to Additional Capital Guidelines for Block-Funded Recipients”, to a maximum funding total of 6 additional subsidies over 3 year term of project
* Self-Government/Treaty First Nations’ eligibility is subject to the terms of their Fiscal Financial Agreements
* Designated project lead with acceptable qualifications
* If the First Nation’s housing portfolio has outstanding housing loan or rental arrears that negatively impact financial sustainability of the assets, the First Nation must provide acceptable evidence that the arrears are on a trend of reduction over the previous 2-3 years and its policies are applied consistently
* Stream 2 Projects must be identified on First Nation Infrastructure Investment Plan (FNIIP) submission
 |
| **ELIGIBLE ACTIVITIES for AANDC Funding** | * Activities consistent with Treasury Board requirements and Capital Program policies including Level of Service Standards (LOSS)Housing construction and lot development Reno and new construction activities that are consistent with the AANDC BC Region “Practical Guide to Housing”

(https://www.aadnc-aandc.gc.ca/eng/1365633246696/1365633456531)and also including:* Lot/Site Preparation such as: grading, drainage and clearing necessary for building a new unit or required for renovations to meet applicable codes and regulations
* Inspection fees
* Homes must be at least 10 years old for renovations
* Homes that have not received previous AANDC housing subsidies (new home or renovation) within the last 10 years
* Renovations must extend the structural and/or mechanical life expectancy of the home by at least 15 years
* Project management
* Band administered revolving loans subject to AANDC approval of proposed model
 |
| **INELIGIBLE ACTIVITIES for AANDC Funding** | * Housing designs and costs that are deemed to be excessive beyond normal standards for safe affordable housing
* Activities that are not consistent with Treasury Board requirements and Capital Program policies including Level of Service Standards (LOSS)Housing construction and lot development
* Multiple units for the same individual
* Use for economic gain or “unjust enrichment” ( such as house “flipping” or individual rental property incomes)
* Work done in previous fiscal years that was not approved for AANDC funding
 |
| **FUNDING** | **For CMHC Sec 95 homes:*** Existing AANDC formula-based subsidy allocations per unit: over a 3 year period, the maximum amount of AANDC funding that can be allocated toward building new CMHC Sec. 95 units is a total 4 subsidies, per the subsidy level under the existing Housing Subsidy Program. However, the 4 subsidies can be allocated to more than 4 units.

**For Non-CMHC Sec 95 homes:*** Housing Manager/Project Lead wages up to max of $50K total for project life cycle
* AANDC funding cannot exceed the following funding limits:
	+ 60% of total costs for renovations
	+ 90% of total costs for health and safety
	+ 70% for multi-unit
	+ 20% for new home construction
	+ 80% for implementation procedures specifically related to project, such as building bylaws, O&M, etc.
	+ $25,000 maximum per lot for site preparation (eg, grading, demolition)
	+ $50,000 maximum for Housing Manager/Project Lead wages pro-rated over 3 years.
* In-kind contribution up to 400 hours valued at $20/hour or 5% of total project costs
* Work must meet or exceed BC Building Code standards
 |
| **AANDC REPORTING** | * Annual Progress Report for multi-year initiatives providing status of activities/deliverables in approved work plan and summary of financial expenses and building code inspections. Other Reporting Periods (eg. bi-monthly, quarterly) may be required per AANDC assessment
* Final Report summary of activities/deliverables and financial expenses
* **First Nations must retain all building inspection reports on file and may be subject to on-site program reviews by AANDC.**
 |

See next page for Stream 3 Criteria/Eligibility

|  |
| --- |
| **STREAM 3 – Lot Development Project** |
| **PROPOSED AANDC $ ALLOCATION** | 2015/16: $4 million |
| **MAX $/APPLICANT** | * Maximum adjusted subsidy amount totaling 10 housing units plus 10 lots

(see Eligibility Criteria below regarding Block Funded Recipients)* Maximum Eligible Subsidy based on:
	+ Flat rate/housing unit and inspections + flat rate per lot
	+ Flat rates determined by geographical location of First Nation using the existing housing subsidy program geographic classifications:
* Urban: $28,000/house + $25,000/lot
* Rural: $34,000/house + 40,000/lot
* Remote/Special Access: $40,000 house + 80,000/lot
* Subject to available funding, AANDC may consider funding amounts that exceed the funding limit on a case-by-case basis.
 |
| **ELIGIBILITY CRITERIA****- Eligible Recipients to remain consistent with Capital Program TB Authorities and Program policies.** | * + Housing plan and policy implemented
* BCR commitment confirming housing policies are implemented and the First Nation’s contribution to total cost of the project
	+ Community Infrastructure Reporting up to date
* Block funded First Nation’s eligibility is subject to BC Region AANDC’s “Access to Additional Capital Guidelines for Block-Funded Recipients”, to a maximum funding total of 6 additional subsidies over term of project
* Self-Government/Treaty First Nations’ eligibility is subject to the terms of their Fiscal Financial Agreements
	+ Confirmation that the project will not create additional financial and/or admin deficits (such as rent/loan arrears). The recipient should demonstrate a track record of positive rental/loan revenues over the previous 3 years.
	+ Stream 3 Projects must be listed on First Nation Infrastructure Investment Plan (FNIIP)
	+ Priority ranking consideration will be given to those applicants not previously funded under Stream 3
 |
| **ELIGIBLE ACTIVITIES****for AANDC funding** | * + Activities consistent with Treasury Board requirements and Capital Program policies including Level of Service Standards (LOSS)Housing construction and lot development
	+ Planning, design and construction for subdivision infrastructure including roads necessary to develop lots
* Demolition and site prep required for project
 |
| **INELIGIBLE ACTIVITIES for AANDC Funding** | * + Activities that are not consistent with Treasury Board requirements and Capital Program policies including Level of Service Standards (LOSS)Housing construction and lot development
 |
| **FUNDING** | * Funding not to exceed eligible subsidy amounts respectively per house and per lot
* Work must meet or exceed BC Building Code standards
 |
| **AANDC REPORTING** | * + Annual Progress Report for multi-year initiatives providing status of activities/deliverables in approved work plan and summary of financial expenses and building code inspections
	+ Other Reporting Periods (eg. bi-monthly, quarterly) may be required per AANDC assessment
	+ Final Summary Report including number of homes/units built/renovated, technical as-built drawings for infrastructure and Building Code inspections
	+ **First Nations must retain all building inspection reports on file and may be subject to on-site program reviews by AAND**
 |