

# Ta'an Kwäch'än Council

## Home Renovation Fund Policy



Approved: February 23, 2021

**This Home Renovation Fund Policy**

approved by Chief on this 23<sup>rd</sup> day of February, 2021

*\*original signed*

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Chief Kristina Kane

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**PREAMBLE**

There are a number of situations where TKC Citizens both on and off settlement land are living in conditions which some may consider as substandard, or where there may be a pressing environmental risk. Examples are where residences do not have running water or adequate/reliable heating systems. Other residences may have a number of broken windows or are in need of some structural repairs such as front steps and or decks to make them safe. A roof may also be leaking and require repair, before it causes further damage to other parts of the residence. On the environmental side, both government regulation and insurance providers insist on having fuel tanks upgraded to double walled tanks to reduce the risk of leakage of fuel into the soil. Another could be where a septic field requires substantial repair to remain effective.

**PURPOSE**

With the exception of maintaining TKC's investment in what are considered as TKC Homes on settlement land, there are no funding programs currently available to assist other homeowners with somewhat urgent renovation work, the nature of which is characterized above.

**DEFINITIONS**

'Applicant' means a Citizen applying for the Home Renovation Fund Policy.

'Citizen' means a person enrolled as a citizen of the TKC pursuant to the *Constitution of the Ta'an Kwäch'än Council, Schedule 1, Ta'an Kwäch'än Council Citizenship Code*.

'contractor' a person or company that undertakes a contract to provide material or labour to perform a service or do a job.

'home' a house, condo, mobile, or other shelter that is the primary residence of the Citizen applying for this funding.

'supplier' a person or organization that provides something needed such as a product or service.

'traditional territory' means the geographic area within Yukon identified as that of Ta'an Kwäch'än Council's territory as set out in their Self Government Agreement.

**APPLICATION**

The Nature of the required work described is not such that it increases the financial value of the property, but it may help towards retaining its value, extend the life of the home and move it towards a greater level of

functionality, in terms of basic amenities that others would expect as being the norm within today's society.

## **POLICY**

### **1.0 Eligibility of Applicant**

**1.1** TKC Citizen, as Applicant, must own their own home, whether it be a conventional type structure or a mobile home.

**1.2** A Citizen may be a co-owner of the home, along with their partner/spouse.

### **2.0 Eligibility of Residence**

**2.1** The home must be the primary/principal residence of the Applicant.

**2.2** The home must be located within TKC traditional territory, but not on another First Nation's settlement land.

**2.3** The home requiring renovation can be a conventional type structure or a mobile home.

### **3.0 Scope and Nature of Work**

**3.1** Work to address pressing health & safety, structural, and/or environmental issues.

**3.2** TKC's 'grant' portion of work can't exceed \$15,000.

**3.3** Scope of work can be combined to address more than one pressing issue, but the financial support from TKC can't exceed \$15,000 per applicant.

**3.4** Can include eligible work completed between the period April 1, 2021 and March 31, 2022.

**3.5** Any work commenced after August 6, 2019 must require pre-approval.

**3.6** All work undertaken must meet 'code' where applicable, and associated 'permits' obtained.

**3.7** Eligible costs must be paid under contract or with a commercial supplier, operating as an independent third party.

**3.8** Applicants and/or their family members will not be compensated for their own time or for in-kind contributions towards the approved project.

**3.9** Work undertaken is not intended to appreciably increase the market value of the residence.

**3.10** Applicant must demonstrate that the amount requested will correct or otherwise deal with the identified need(s).

**3.11** Where the list of deficiencies for a residence is extensive, and goes beyond the value of the grant, the applicant must demonstrate a plan for concurrently dealing with other needs.

## **PROCEDURES**

### **4.0 Process**

**4.1** An eligible Applicant will submit a written proposal to TKC's Executive Director, within a prescribed format.

**4.2** The Executive Director or another assigned individual will work with the Applicant to facilitate gathering of required information to further support the application.

**4.3** A submission will be prepared to Council for each Applicant, for their review and potential approval, unless total grant request is less than \$10,000 for a particular applicant, when it may be approved by Executive.

**4.4** Eligible expenses will be either reimbursed to the applicant or paid directly to the contractor/supplier as services are provided/acquired.

**4.5** Administration will provide a report to Council at each Council meeting to keep them informed of the progress of renovations financed under this fund.

### **5.0 Other Considerations**

**5.1** For clarification, this policy does not apply to what are considered to be "TKC Houses", where other funding may be available to address such needs.

**5.2** It is expected that there will be take-up by 15-20 TKC Citizens under this program.

**5.3** Efforts will be made to help keep costs of required work down, so as to

increase the cost effectiveness of this initiative for the benefit of both the applicant and TKC.

**5.4** There may be some opportunity to combine projects of similar nature to gain economies of scales, or volume discounts.

**5.5** If approved, information on the opportunity to apply to this fund will be shared with Citizens through the next TKC monthly bulletin.

**5.6** This policy would only be in effect for the current fiscal year, after which it could be reviewed in its entirety.

**5.7** The intent of this policy is to help those in the greatest need.