

Ta'an Kwäch'än Council Home Repair Fund Policy



Approved: March 9, 2023

This Home Repair Fund Policy
is approved by Chief on this 9th **day of** March _____, **2023**

**original signed*

Chief Amanda Leas

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1.0 PREAMBLE

1.1 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. TKC has created this fund to help Citizens living within the Traditional Territory with necessary and pressing repairs to their owned homes.

2.0 PURPOSE

2.1 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 repair work. The intent of this Policy is to help those in the greatest need.

3.0 APPLICATION

3.1 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.

4.0 DEFINITIONS

4.1 In this policy,

'Applicant' means a Citizen applying for the Home Repair 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; and

'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.

5.0 POLICY

5.1 This Policy is to be read in conjunction with any applicable financial and housing policies.

6.0 ELIGIBILITY

6.1 In order to be eligible, the Applicant must

6.1.1 be a TKC Citizen;

6.1.2 own the home for which the request is for; and

6.1.3 reside within the Traditional Territory; and

6.1.4 reside at the home as a primary/principal residence.

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

6.3 This Policy does not apply to what are considered to be "TKC houses", where other funding may be available to address such needs.

7.0 SCOPE AND NATURE OF WORK

7.1 Citizens can apply to this fund where the work is required to address pressing issues as set out in the Appendix.

7.2 Scope of work can be combined to address more than one pressing issue, but the financial support from TKC can't exceed \$10,000 per home per fiscal year.

7.3 All work undertaken must meet 'code' where applicable and associated 'permits' obtained. The Housing Manager may request verification.

7.4 Eligible costs must be paid under contract or with a commercial supplier, operating as an independent third party. The Housing Manager may request a copy of the contract.

- 7.5 Applicants and/or their family members will not be compensated for their own time or for in-kind contributions towards the approved project.
- 7.6 Work undertaken is not intended to appreciably increase the market value of the residence.
- 7.7 Applicants must demonstrate that the amount requested will correct or otherwise deal with the identified need(s).
- 7.8 Where the list of deficiencies for a residence is extensive and goes beyond the value of this fund, the Applicant must demonstrate a plan for concurrently dealing with other needs.

8.0 PROCESS

- 8.1 An eligible Applicant will submit a written proposal to TKC's Housing Manager within a prescribed format.
- 8.2 The Housing Manager or another assigned individual will work with the Applicant to facilitate gathering of required information to further support the application.
- 8.3 Before approving the application, the Housing Manager may assess the need of repair to the house to verify that it meets the criteria of this Policy.
- 8.4 The Housing Manager may request confirmation of insurance requirements, payouts or rebates for the home repair before issuing payment.
- 8.5 Eligible expenses will be either reimbursed to the Applicant or paid directly to the contractor/supplier as services are provided/acquired. The Housing Manager may request a copy of the contract and assess the work completed on the house before issuing payment.

9.0 OTHER CONSIDERATIONS

- 9.1 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.
- 9.2 There may be some opportunity to combine projects of similar nature to gain economies of scales, or volume discounts.

10.0 APPENDIX: APPROVED EXPENDITURES

This is an exhaustive list of what type of repair may be approved when accessing this fund. The Housing Manager may assess the home in person before approving any request or releasing funds.

- Replacement of furnace
- Replacement of broken windows
- Replacement of oil/propane tank
- Replacement of septic tank
- Replacement of water tank/heater/pump
- Roof replacement
- Insulation upgrade
- Mold remediation
- Home modification related to a physical disability (must be supported by a physician's note)