



ON-RESERVE AND COMMUNITY HOUSING INITIATIVE 2024-2027 STREAM 2 - RENOVATION OF THE BASIC COMPONENTS OF A HOUSING UNIT

1) OBJECTIVE

Financial assistance is intended to support the implementation of housing unit renovation projects primarily for (in no particular order of priority):

- **health and safety** upgrades;
- upgrading of major structural and mechanical building components **that have reached the end of their useful life** (e.g., but not limited to: roofs, doors and windows, exterior cladding);
- improvements in **energy efficiency**.

2) ELIGIBILITY

A) Eligible Applicants

- Band Councils.

B) Project

What is eligible:

- **Rental housing units** owned by the Band Council;
- **On-Reserve Shelters**
- **Combination with other sources of financing** (e.g. certain CMHC initiatives, base budget, replacement reserve), as long as the renovation work is financed at no more than 100% of its value.

Eligible work (focused on sustainable development and energy efficiency):

- Roofing;
- Exterior cladding;
- Doors and windows;
- Insulation and waterproofing;
- Replacement*, repair and/or sealing of foundations and/or structures;
- Installation or rehabilitation of the French drain and reprofiling of the site following the interventions;
- Plumbing (inlet and network only) and water heater;
- Electricity (electrical input/circuit breakers and mains only);
- Air exchanger and heat recovery unit;
- Heating system;
- Bathroom and installation of an efficient fan (suggestion: with switch/timer);
- High-performance kitchen hood;
- Purchase and installation of smoke detectors, carbon monoxide detectors and fire extinguishers;
- Home adaptation work to promote the independence of tenants with special needs;
- Radon mitigation work (refer to the Capacity Enhancement stream to present a project related to radon testing activities).

We invite you to consult the resources available on the Government of Canada website related to [making your home more energy-efficient](#).



*FOUNDATION REPLACEMENT - RADON

A foundation replacement project must include the minimum installation of radon detectors.

To ensure the health and safety of occupants, a long-term radon test (minimum 3 months) must be carried out during the first heating season after the work to ensure that there is no radon present above the limit of 200 Bq/m³.



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In the event of radon levels exceeding the limit, expenses incurred to complete the installation of depressurization equipment may be reimbursed by ISC. Please note that test results and cost estimates must be submitted to gclogementhousinggc@sac-isc.gc.ca before any work is carried out.

Further information:

- [Radon Webinars](#) available in the Housing Initiative Toolbox section.
- [References on radon](#)
- [Radon: What you need to know \(video\)](#)
- [Radon – Long-term test instructions](#)
- [Radon control options for new construction in low-rise residential buildings \(CAN/CGSB-149.11-2019\)](#), published by the Canadian General Standards Board for information on radon mitigation systems

What is not eligible:

- Privately owned homes;
- Buildings for room rentals;
- Homes governed by an agreement under **CMHC's On-Reserve Non-Profit Housing Program (Section 95)**;
- **Purely cosmetic repairs** and other non-structural or non-mechanical elements;
- **Reimbursement** of projects already completed.

3) REQUIREMENTS AND RECOMMENDATIONS

A) National Building Code (NBC)

The renovation work must reasonably comply with the 2015 NBC or any other recognized, equivalent or superior code used locally (if applicable).

B) Energy efficiency and sustainable development

Renovations should be carried out with a view to increasing the building's energy efficiency, which will contribute to long-term savings and improved comfort for occupants.

The choice of materials is crucial not only from an energy point of view, but also when it comes to the durability of a home's various components. It is this choice that will directly influence the longevity of the home. Renovations must extend the structural or mechanical life of the home.

We invite you to consult the [Ecohome](#) website for references, guides and technical sheets on sustainable housing, from planning to construction/renovation.

4) FINANCIAL ASSISTANCE

Financial assistance for renovation for three fiscal years (2024 to 2027) is confirmed in the form of an annual funding envelope to eligible communities.

A simplified regional allocation formula is used to determine budget envelopes for planning projects, based primarily on data from eligible First Nations community housing stock in the Quebec region.

The budget envelope allows a community to carry out eligible renovation work (see section 2-B) on the units in its community housing stock, based on local planning and priorities. The budget envelope includes administration and management fees (maximum 7%) as well as compliance inspection fees.

The budget envelope is a maximum contribution and any unplanned cost overruns will have to be met from other sources of funding.



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5) PROJECT PLANNING

Eligible communities must prepare and submit a project plan (see section 6). This planning can be done on an annual basis (year by year: 2024-25, 2025-26 and 2026-27) or multi-annual, taking into account local priorities and capacity.

An annual planning update is requested.

Funding envelopes will be confirmed at the beginning of each fiscal year. Funds will be disbursed only upon receipt and confirmation of eligibility of the projects identified in the planning.

6) PROJECT PLANNING SUBMISSION

Complete the [Construction-Renovation Planning](#) file and submit it to qclogementhousingqc@sac-isc.gc.ca.

For questions about the On-Reserve and Community Housing Initiative: qclogementhousingqc@sac-isc.gc.ca.

Knowledge of local housing needs expressed by Child and Family Services, as well as interventions raised in FNIHB* health and safety reports, can be important elements in prioritizing the projects that make up project planning.

*First Nations and Inuit Health Branch



SUPPORT - PROJECT PLANNING

You can contact your infrastructure department, your Tribal Council's technical services or your Housing Circuit Rider.