RENOVATION QUEBEC

Canada

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A RESIDENTIAL RENOVATION FRAMEWORK PROGRAM

THE QUÉBEC GOVERNMENT INTRODUCED THE *RENOVATION QUÉBEC* FRAMEWORK PROGRAM TO SUPPORT MUNICIPALITIES WISHING TO DEVELOP HOME AND BUILDING IMPROVEMENT PROGRAMS IN RUNDOWN RESIDENTIAL AREAS. *Renovation Québec* is open to small, medium-sized and large urban centres. It is administered by the Société d'habitation du Québec (SHQ), in conjunction with participating municipalities.



A STRATEGIC LEVER

Like all activities aimed at improving housing conditions, residential renovation programs act as a stimulus for the social and economic well-being of communities. They generate significant private investments, as well as improving the quality of life of local residents. Every public dollar invested under *Renovation Québec* has the potential to generate up to seven dollars in private investments, thus creating jobs and producing considerable fiscal spin-offs.

A VERSATILE TOOL

Renovation Québec can be adapted to meet a variety of needs and revitalization priorities in urban centres of all sizes. The program provides a framework that gives municipalities plenty of flexibility in selecting their intervention methods and sectors.

Municipalities must ensure, when the component so requires, that the sectors they select for their interventions:

- cover a small portion of their territories;
- contain a significant percentage of dwellings in need of renovation;
- require public action to improve their residential vocation.

DIVERSIFIED FUNDING

Funding for projects carried out within municipal residential renovation programs under the *Renovation Québec* umbrella comes from three sources, namely the Québec government, the municipality itself, and the owner of the building. Generally speaking, owners must pay at least one-third of the cost of all admissible work, unless they are non-profit housing organizations, in which case they must pay at least one-quarter of the cost.

The building owner's subsidy is paid in full by the municipality. However, the municipality and the SHQ share its cost, with their respective contributions varying according to the type of intervention. The government share of the contribution is reimbursed to the municipality over a period of up to fifteen years.

The Canada Mortgage and Housing Corporation (CMHC) provides financial support for interventions involving low-income households.

TYPES OF INTERVENTIONS* AND CORRESPONDING LEVELS OF GOVERNMENT CONTRIBUTIONS

Component	Municipal Intervention	Government Contribution
1	Residential renovation for low income households	66.6 %
2	 Other housing interventions (not covered by component I) residential renovation residential construction conversion of non-residential buildings into dwellings addition of a dwelling or refitting of existing dwellings in a building adaptation of a building or dwelling for use by a disabled person home ownership 	50.0 %
3	 Sector development demolition of dilapidated buildings and outbuildings, and landscaping of the resulting space renovation of non-residential buildings protection or development of buildings of special architectural value 	33.3 %
4	 Interventions on municipal property parks, parking lots, urban furnishings, leisure equipment 	25.0 %
5	 Heritage conservation improvements to buildings with heritage value, selected in collaboration with the Ministère de la Culture et des Communications 	50.0 %
6	Houses with cracked foundationswork on foundations that have cracked following subsidence	50.0 %

* At least 80% of the budget allocated to a municipality must be used for component 1, 2 and 6 residential interventions. A municipality may participate only in component V.

GENERAL CONDITIONS FOR ELIGIBILITY

Under the *Renovation Québec* guidelines, participating municipalities must satisfy certain framework program conditions when applying their municipal programs. Among other things, these conditions state that:

- The work (materials and labour) must be carried out by a contractor holding an appropriate licence from the Régie du bâtiment du Québec, or by municipal employees;
- A municipality may demand that the work carried out under its program be covered by a warranty plan offered by a contractors' association recognized by the SHQ;
- ➡ The building being renovated must not be located in a flood zone;
- The work must not be financed by subsidies from other SHQ assistance programs, except for AccèsLogis Québec and Affordable Housing Québec;
- The building must not belong to a cooperative or non-profit housing organization whose annual operating deficit is subsidized by the Société d'habitation du Québec or that is a beneficiary of a current agreement giving entitlement to Government of Canada subsidies;
- ➡ The building must not belong to the governments of Québec or Canada.



FOR INFORMATION

MUNICIPALITIES WISHING TO PARTICIPATE IN THE *RENOVATION QUÉBEC* PROGRAM MUST ADOPT THEIR OWN MUNICIPAL PROGRAMS AND SIGN AN AGREEMENT WITH THE SHQ. Homeowners wishing to take advantage of the *Renovation Québec* Program should approach their municipality directly. The municipality will tell them whether or not it has a municipal financial assistance program, and if so, will determine their eligibility for the Program and provide instructions on how to apply.

For additional information, please contact the Société d'habitation du Québec:

1 800 463-4315 (toll-free) · infoshq@shq.gouv.qc.ca.

Note: This leaflet provides general information on the Renovation Québec Program. The Program conditions may change from year to year, depending on government agreements and the priority interventions of participating municipalities.

Ce dépliant est également disponible en français.

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