

Frequently Asked Questions – FAQs

These FAQs are provided here for your convenience. Please consult the Program Guidelines for complete details.

1. What is the FIMUR Assisted Homeownership Program?

- A. The First Nation, Inuit, Métis Urban & Rural Housing (FIMUR) Assisted Homeownership component provides down payment and home purchase assistance for primary residences to those individuals and/or families that qualify for a mortgage and do not own a home or have interest in any real estate or those who are no longer able or entitled to reside in a home they currently own. It is not limited to first time home-buyers.

2. What type of assistance is provided?

- A. The assistance is in the form of a forgivable loan which does not have to be repaid provided the successful recipient adheres to the conditions of the program for a period of five years. The maximum forgivable loan available is \$30,000.00 per household.

3. What expenditures are eligible for the forgivable loan?

- A. The Assisted Homeownership program provides a maximum forgivable loan (including a maximum of 15% of purchase price as a down payment) of up to \$30,000, allowing for the following eligible costs:
- Legal costs
 - Land transfer costs
 - Home building inspection/approval
 - Costs associated with testing of water and septic systems
 - Building Appraisal Report
 - Eco-energy assessment
 - Title Insurance

4. What is the maximum household income level?

- A. To be eligible, the applicant's Combined Gross Household Income cannot exceed the 2009 60th income percentile (please see the next question below and Appendix D in the Program Guidelines).

5. What is the "60th income percentile" and what does it mean?

- A. The 60th income percentile means that 60% of households have incomes at or below that of other households in your city or region (please see Appendix D in the Program Guidelines). For example, if you live in the city of Brantford and the income of your Aboriginal family/household is greater than \$73,200 then you would not be eligible.

Similarly, if your household income is in the top 40% of all household incomes for your city or region, then you are not eligible for the FIMUR Assisted Homeownership Program.

In Northern Ontario, your region is based on a DSSAB or District Social Services Administration Board area.

Please note these figures may be updated from time-to-time. The most recent figures will be posted on our website.

6. What is the maximum house price that can be purchased under this program?

- A. House prices cannot exceed the average market value for houses in your city or region as outlined in Appendix C of the guidelines. Please note these figures may be updated from time-to-time. The most recent figures will be posted on our website.

7. Am I eligible?

- A. Eligible applicants to the program are Aboriginal people who are looking to purchase their primary residence off-reserve in Ontario. People who are First Nations, Métis, or Inuit are eligible through self-declaration. To be eligible, applicant(s) must:

- Self identify as an Aboriginal individual or family, residing in Ontario (outside of the Greater Toronto Area (GTA))
- Hold Canadian citizenship (provide proof of citizenship with application)
- Be 18 years of age or older
- Have a total gross household income which does not exceed the 2009 60th income percentile
- Be able to qualify for and obtain a conventional mortgage, line of credit, or private mortgage
- Be applying for primary residence
- Not own a home, or are not able to reside in a home they currently own

Priority will be given to those who are currently residing in social housing, and families escaping situations of violence.

All applications are subject to approval by Ontario Aboriginal Housing Support Services Corporation (OAHSSC).

8. What if I live in the GTA?

- A. Please contact Miziwe Biik Development Corporation (MBDC) who administers funds from the Off-Reserve Aboriginal Housing Trust in the GTA.

9. How do I apply?

- A. Complete Appendix A and Appendix B of the FIMUR Program Guidelines Assisted Homeownership Program and mail, along with copies of the requested documentation to:

Ontario Aboriginal Housing Services
Attn: FIMUR Assisted Homeownership Program
500 Bay Street, Suite 200
Sault Ste. Marie, ON P6A 1X5

Only paper applications sent by mail or courier will be accepted.

10. When does the program end?

- A. The program ends when all of the Assisted Homeownership funds are expended.

11. I was informed that my application was denied because all the funds were expended. Is there a waiting list?

- A. Yes. A waiting list will be maintained for a reasonable amount of time. This will accommodate the small number of expected instances where previously approved applicants do not close their house purchase or in instances where the forgivable loan is repaid to OAHSSC because the applicant(s) did not meet the ongoing criteria during the loan forgiveness period.

12. How many households is OAHSSC expected to help?

- A. The Assisted Homeownership Program is targeting to help approximately 200 households.

13. What other assistance is available for those looking to purchase a home?

A. Land Transfer Tax Refund (up to \$2,000)

First time homeowner applicants are encouraged to apply for the Land Transfer Tax Refund of up to \$2000. More information is available at:

<http://www.rev.gov.on.ca/english/refund/newhome>

Local Service Manager (various)

You are also encouraged to contact the Service Manager in your area to apply for mainstream homeownership programs which are different than the FIMUR Assisted Homeownership Program. Contact information for your Service Manager is available at:

<http://www.mah.gov.on.ca/Page1202.aspx>

Eco-Energy and related programs (up to \$10,000)

Homeowner applicants will be encouraged to take advantage of the Eco-Energy Assessment to determine the energy efficiency of the property and determine what upgrades are recommended. This will also qualify them for grants from both the Federal and Provincial governments, should recommended improvements be made. More information is available at:

<http://oe.nrcan.gc.ca/corporate/retrofit-summary.cfm>

<http://www.homeperformance.com/ontario-rebate-grants-ontario-government-energy-rebates>

<http://www.mei.gov.on.ca/>

Home Renovation Tax Credit (up to \$1,350)

You can claim a non-refundable tax credit on your 2009 income tax return based on eligible expenses incurred for work performed or goods acquired after January 27, 2009 and before February 1, 2010. More information is available at:

<http://www.cra-arc.gc.ca/tx/ndvdl/sgmnts/hmwnr/hrtc/menu-eng.html>

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