

What's in this fact sheet?

This program is geared to improving the condition, appearance, and safety of housing in the designated Main Street neighbourhood. It offers financial help to homeowners and landlords for minor exterior property improvements that are visible from the street.

In this fact sheet, you'll find answers to the following questions:

- Who is eligible for the program?
- What financial assistance is available?
- What improvements are eligible?
- What improvements are not eligible?
- Am I ready to apply?
- How can I contact **Housing Nova Scotia?**

How can I contact Housing Nova Scotia?

If you have questions about the Yarmouth Neighbourhood Improvement initiative, or the application process, please contact Housing Nova Scotia's Regional District Office in Middleton:

TELEPHONE: (902) 825-3481
1 (800) 564-3483 (toll free)
EMAIL: yarmouthspruceup@novascotia.ca
FAX: (902) 825-6560

Visit our website at housingns.ca for more information on other Housing Nova Scotia programs.

Key items to note:

- Program applications must be received by Housing Nova Scotia before November 30, 2015. Work must be completed and receipts/invoices submitted on or before February 15, 2016. Payment of receipts/invoices received after that date will not be advanced.
- After submitting your application form, check with regional Housing Nova Scotia staff to see if you qualify for enhanced access to other home repair, adaptation, or modification programs offered by Housing Nova Scotia. If you are eligible, you must apply for these programs before March 31, 2016.
- You are responsible for hiring, managing, and paying all contractors and sub-trades.
- Labour performed by the owner(s), immediate family member(s) who live at the dwelling, or landlord(s) is not an eligible cost.

Neighbourhood Improvement Initiative

Landlord Fact Sheet

For the Main Street Designated

Neighbourhood Improvement Area–Yarmouth

Who is eligible for the program?

You must own residential property in the Main Street designated neighbourhood area. A map of the designated area is included in the Neighbourhood Improvement Initiative Fact Sheet.

As a landlord, you must

- own a rental residential property in the Main Street designated neighbourhood improvement area that is at least 30 years old
- have owned the property for at least one year
- have no liens or judgements against the property

You are also considered a landlord if you own and live in a residential property and rent out one or more units within that same property.

Note: *There is no applicant income limit for landlords.*

What financial assistance is available?

For a landlord, a one-time grant of \$2,000 per self-contained dwelling unit or, in the case of a rooming house, \$1,500 per bed-unit is available, up to a maximum grant of \$5,000 for the property. You must match the cost amount of the grant. Each rental property you own in the designated neighbourhood is eligible for program assistance.

What improvements are eligible?

Any property improvements that are visible from the street are eligible. They include repairing, replacing, or, where appropriate, installing exterior items, such as

- driveways and walkways
- eaves, eavestroughs, soffits, fascia, and trim
- siding/painting
- exterior doors
- fencing
- garages, including painting or demolishing an unsafe structure
- landscaping
- porches, stoops, verandas, and stairs
- roofs
- windows
- brick chimney tops and skirting
- parking foundations
- exterior lighting, including motion detector lights

Housing Nova Scotia will consider other exterior improvements if they meet the intent and spirit of the program. These improvements are subject to the approval of the regional program manager. For contact details see the back page of this fact sheet.

What improvements are not eligible?

This program does not cover

- exterior work that was carried out before receiving written approval for assistance from Housing Nova Scotia
- interior improvements

Am I ready to apply?

Review the checklist below to make sure your application is complete.

- ✓ You have answered all the applicable questions.
- ✓ You have attached the following:
 - “Before” photographs that show the area(s) to be improved. Include a picture of the dwelling with the civic number clearly visible.
 - An estimate of the cost of the improvements. If the work costs \$3,000 or less, one estimate is required. If the work costs more than \$3,000, two estimates are required.
 - As proof that municipal property taxes have been paid, submit a copy of the most recent municipal tax bill. If your property taxes have not been paid in full, include a letter from the municipality indicating that suitable arrangements are in place to pay the taxes.
- ✓ You have completed the program application form included in this information package. All owners have signed it.