

Housing Choices:

Providing Assistance for Territorial Homeownership (PATH)



Providing Assistance for Territorial Homeownership (PATH) allows clients the opportunity to become homeowners by assisting in the construction or purchase of a modest home. Clients obtain additional funding from an approved financial institution or other verifiable sources.

What assistance can I get?

Assistance is provided in the form of a forgivable loan. The forgiveness period of the loan is dependent on the amount of assistance provided.

Financial assistance is provided in increments based on the applicant's income, family size and the community Core Need Income Thresholds (CNIT). Additional assistance is available for improving the accessibility of dwellings for persons with disabilities.

How do I qualify?

- Applicant(s) must be 19 years of age or older, and have lived in the NWT for three years; one continuous year in the community of application prior to approval.
- The income of the applicant(s) must be below the Core Need Income Threshold (CNIT) for their community.
- Applicant(s) must have a Core Housing Need.
- Applicants must have enough income to pay for all costs associated with homeownership without spending more than 30% of their gross income.
- Applicant(s) may be required to obtain additional funding from a financial institution.
- Applicant(s) must successfully complete three prerequisite courses offered through the Solutions to Educate People program (STEP) prior to approval for assistance.
- The program is not available to persons who have owned a house in the past five years.

PATH



NORTHWEST TERRITORIES
HOUSING CORPORATION

Contact your NWTHC District Office or call toll free
1-866-956-9842

Housing Choices:

Contributing Assistance for Repairs and Enhancements (CARE)



Contributing Assistance for Repairs and Enhancements (CARE) assists existing homeowners in making necessary repairs to their home to ensure a safe and healthy residence and to increase the useful economic life of their home.

What assistance can I get?

Assistance is provided in the form of a forgivable loan to subsidize the cost of preventative maintenance checks, repairs and renovations for their existing home. The forgiveness period is dependent on the amount of assistance being provided.

The financial assistance is provided in increments based on the applicant's income, family size and the community Core Need Income Thresholds (CNIT). Additional assistance is available for improving the accessibility of dwellings for persons with disabilities.

How do I qualify?

- Applicant(s) must be a homeowner, 19 years of age or older, and have lived in the NWT for three years; one continuous year in the community of application prior to approval.
- The income of the applicant(s) must be below the Core Need Income Threshold (CNIT) for their community.
- Applicant(s) must successfully complete the Home Maintenance & Repair course offered through the Solutions to Educate People Program (STEP) prior to receiving assistance.
- The home must be the client's permanent principal residence.

CARE



Housing Choices:

Homeownership Entry Level Program (HELP)



Homeownership Entry Level Program (HELP) provides assistance to prospective first-time homebuyers. Clients who are not able to secure mortgage financing or are unsure of their responsibilities as homeowners are provided the opportunity of experiencing homeownership commitments before purchasing a home.

What assistance can I get?

Assistance is provided through a lease on a NWT HC home to the eligible applicant(s). The applicants pay 20% of their gross income toward the lease (rent) payment and shelter costs (power, water delivery, etc.).

After successfully completing a two-year lease (rental) period the tenant(s) is (are) eligible to receive an equity contribution that would be used towards the purchase of a home. To be successful the tenant(s) would:

- Meet the HELP Agreement requirements
- Meet the Residential Tenancy Agreement terms
- Have no rental arrears or tenant related damage
- Have completed the required Solutions to Educate People (STEP) courses.

How do I qualify?

- Applicant(s) must be 19 years of age or older, and have lived in the NWT for three years with one continuous year in the community of application prior to approval.
- The income of the applicant(s) must be below the Core Need Income Threshold (CNIT) for their community.
- Applicants must be able to pay for all NWT HC approved shelter costs without spending more than 20% of their gross income.
- Applicant(s) must have a Core Housing Need
- Applicant(s) must successfully complete the prerequisite Financial Skills I course offered through the Solutions to Educate People Program (STEP) prior to approval for assistance.



Housing Choices:

Solutions To Educate People (STEP)



Solutions to Educate People (STEP) provides education and counselling assistance consisting of four courses designed to prepare participants for the requirements of homeownership. STEP aims to increase homeownership applicants' financial skills, as well as their knowledge of the home purchase process and basic home maintenance repairs.

What assistance can I get?

Assistance is provided in the form of four courses, which are each 6.5 hours in length and delivered in each community. Some of the courses are prerequisites for access to the other three programs. The courses are:

- Financial Skills I – Budgeting
- Financial Skills II – Banking & Credit
- Home Purchase
- Home Maintenance & Repair

How do I qualify?

- Priority will be given to applicant(s) for PATH, CARE and HELP, but other individuals may take the courses as available space permits.

STEP



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