

# AUDIT AND EVALUATION SERVICES



Federal Government Renovation Assistance  
Evaluation Plan



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# FEDERAL GOVERNMENT RENOVATION ASSISTANCE EVALUATION PLAN

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DECEMBER 2007

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# 1. BACKGROUND

CMHC renovation programs provide financial assistance to homeowners and landlords to preserve affordable housing and ensure that housing occupied by low-income households meets basic health and safety standards. These programs also assist with home modifications and adaptations to enable low-income seniors and persons with disabilities live independently in their own home. Thirdly, they help with funding to improve or create shelters for victims of family violence and preserve or create, via conversions from non-residential properties, housing for people who are at risk of homelessness.

Federal investments in renovation programs are delivered by CMHC or via provincial and territorial governments, and are available in all regions of Canada, including First Nations communities. As of the time of program renewal in late 2006, more than 750,000 households had benefited from assistance through the renovation programs since 1973. Indian and Northern Affairs Canada (INAC) delivers renovation programs on-reserve, in addition to CMHC's programs.

The suite of CMHC renovation programs are as follows:

- **Residential Rehabilitation Assistance Program (RRAP) for Homeowners**

This program provides financial assistance to low-income homeowners to enable them to repair their dwellings to meet a minimum level of health and safety. The maximum assistance available varies from \$16,000 to \$24,000 per household depending on geographic location.

- **Rental/Rooming House RRAP**

This program provides assistance to landlords of affordable housing to pay for mandatory repairs to units and beds occupied by low-income tenants. The maximum assistance available varies from \$24,000 to \$36,000 per unit or \$16,000 to \$24,000 per bed depending on geographic location.

Recent program enhancements promote the creation of secondary suites in existing properties and the development of garden suites, for low-income seniors and disabled adults. These are funded as part of Rental/Rooming House RRAP. A forgivable loan of between \$24,000 and \$36,000, depending on where you live in Canada, is available under the program.

- **Shelter Enhancement Program**

The program assists in repairing, rehabilitating and improving existing shelters for victims of family violence; and in acquiring or building new shelters and second-stage housing where needed. Funding under this program is as under Rental/Rooming House RRAP, but will also cover the full capital cost of a new shelter.

- **Conversion RRAP**

This program provides financial assistance for the conversion of non-residential property into units or beds to create affordable housing for low-income households. The maximum assistance available varies from \$24,000 to \$36,000 per unit or \$16,000 to \$24,000 per bed depending on geographic location.

- **Emergency Repair Program**

This program provides assistance to low-income homeowners or occupants in rural areas to undertake emergency repairs required for the continued safe occupancy of their homes. The maximum assistance available varies from \$6,000 to \$11,000 depending on geographic location.<sup>1</sup>

- **RRAP for Persons with Disabilities**

This program offers financial assistance to homeowners and landlords to undertake accessibility work to modify dwellings occupied or intended for occupancy by low-income persons with disabilities. The maximum assistance available depends on geographical location. For rental properties assistance varies from \$24,000 to \$36,000 per unit, and for homeowners and rooming-houses, assistance varies from \$16,000 to \$24,000.

- **Home Adaptations for Seniors' Independence**

This program offers up to \$3,500 as a forgivable loan to low-income seniors to carry out minor home adaptations in order to address difficulties with daily living activities..

Including the Shelter Enhancement Program, these programs have represented an investment of \$445 million over the period of 2002-2006, producing well over 100,000 units of rehabilitated or converted housing.

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<sup>1</sup> ERP is not available on-reserve.

## 2. REASONS FOR EVALUATION

Documents filed with Treasury Board Canada subsequent to the two-year renewal of RRAP in late 2006 indicate that SEP was to be evaluated in 2007, as part of the federal Family Violence Initiative; RRAP, ERP, HASI and the Secondary Suites Program were to be evaluated in 2008; and the Conversion and Disabled programs in 2010. On-reserve RRAP was subsequently scheduled to be part of comprehensive evaluation of on-reserve housing programs, to take place in 2009. Evolving priorities with respect to deliberations by the Government of Canada on program renewal, however, have led CMHC to plan an evaluation of all components of RRAP, including the components for conversion and disabled access, as well as ERP and HASI, in 2008.

The suite of federal renovation assistance programs was last evaluated in 2002, covering units repaired or converted over the years 1995 through 2001. The programs evaluated were all components of the Residential Rehabilitation Assistance Program (RRAP), on and off-reserve, the Home Adaptations for Seniors Independence program (HASI), the Emergency Repair Program (ERP) and the Shelter Enhancement Program (SEP).

The evaluation found the programs to be effective in meeting their goals. However, the evaluation and public consultations in 2002 provided the basis for a number of program policy changes and enhancements in 2003 to improve the accessibility and effectiveness of the programs. The results of these changes should now be examined.

### 3. SCOPE

The programs to be included in the evaluation are:

- RRAP-Homeowner
- RRAP-Rental and Rooming House (including secondary and garden suites)
- RRAP-Persons with Disabilities
- RRAP-Conversion
- Home Adaptations for Seniors Independence
- Emergency Repair Program

The Shelter Enhancement Program will be part of a separate evaluation, in connection with the Family Violence Initiative, to be conducted in 2007/2008.

#### 3.1 FOCUS ON THE PERFORMANCE OF THE RENEWED PROGRAMS

A significant focus of the evaluation will be on the results of changes introduced subsequent to the evaluation and consultation, in 2003. These included raising the maximum assistance amounts and removal of the requirement to repay a portion of the assistance, to encourage more completeness in renovations and to take account of cost increases.

The Rental and Rooming House RRAP program was amended to allow development of secondary and garden suites for rental, whereby property owners could create rental suites on existing residential properties.

In 2004, the Residential Rehabilitation Assistance Program (RRAP) was enhanced to allow for energy-saving renovations and retrofits that will improve the energy performance of housing units in the context of mandatory repairs.

#### 3.2 PROVINCIAL/TERRITORIAL CONSIDERATIONS

Provinces and territories participate in the programs in several ways. All provinces and territories had, when new program agreements were negotiated in 2006, the right of first refusal, with minimum cost-sharing requirements, to deliver the housing renovation programs. All provinces and territories who were cost-sharing the program under Federal/Provincial/Territorial agreements opted to continue to do so, three deliver federal and equivalent provincial programs and Prince Edward Island cost-shares the federal programs with CMHC delivery. CMHC delivers the programs directly in the remaining jurisdictions. CMHC delivers RRAP and HASI on-reserve in all jurisdictions.

The profile of federal/provincial/territorial cost sharing and delivery agreements, for all programs to be included in this evaluation is summarized in the following chart:



<b>P/T Cost Shares and Delivers Federal Programs</b>	Saskatchewan, Manitoba, Nova Scotia, Northwest Territories, Nunavut
<b>P/T Cost Shares and Delivers Federal and Equivalent P/T Programs</b>	Québec, New Brunswick, Newfoundland and Labrador
<b>P/T Cost Share with CMHC Delivery</b>	Prince Edward Island
<b>No P/T Cost Share with CMHC Delivery</b>	Ontario, Alberta, British Columbia, Yukon

CMHC will evaluate the program in all provinces and territories where CMHC is responsible for their delivery. This is subject to the federal government's schedule to evaluate the programs in 2008.

CMHC will also lead the evaluation of federal programs where cost-shared and delivered by the province or territory.

Where provinces and territories are delivering their own equivalent programs, their funding agreements require them to have evaluated these by March 31, 2006. The Province of Quebec has elected to evaluate all of its program activity, and submit an evaluation to CMHC. This evaluation has been received. New Brunswick and Newfoundland & Labrador, who deliver both federal and provincial equivalent programs, have not, as of November 8, submitted evaluations of provincial programs as required under their F/P Agreement.

Given the profile of Federal/Provincial/Territorial cost sharing and delivery, P/T participants in this evaluation are expected therefore to include:

- Saskatchewan, Manitoba, Nova Scotia, Nunavut and the Northwest Territories, and Prince Edward Island (as cost-sharing partners in the federal program); and
- New Brunswick, and Newfoundland and Labrador (as cost-sharing deliverers of certain federal programs and equivalent provincial programs).

Participation will be determined in consultation with these provinces and territories. Data and analysis gathered on provincial cost-shared programs in Québec, Newfoundland and Labrador, and New Brunswick will be used to ensure the complete evaluation of federal investment in renovation.

A comparative analysis of provincial program designs, to the extent that they may differ from the federal programs, and results in New Brunswick and Newfoundland and Labrador, where the provinces deliver variants of the federal program, will be undertaken, using CMHC and provincial data, contingent on provincial co-operation. The evaluation will also refer to the Province of Québec's evaluation results, to strengthen this analysis.

### 3.3 PROGRAM ACTIVITY

Table I, on the following two pages, sets out the level of activity of the programs from 2002 through 2006, as reported in Canadian Housing Statistics. The statistics include F/P/T funding as appropriate. The statistics for F/P loans in Québec, New Brunswick and Newfoundland and Labrador are presented separately as these provinces deliver programs different from but equivalent to the federal programs.

**Table I. RRAP, HASI & ERP Activity 2002-2006**

	2006		2005		2004		2003		2002		Total Loans	Total Units
	Loans	Units	Loans	Units	Loans	Units	Loans	Units	Loans	Units		
<b>OFF-RESERVE</b>												
<b>HOMEOWNER</b>												
NL	620	620	775	775	925	925	975	975	1100	1100	4395	4395
NB	700	700	900	900	1075	1075	775	775	1000	1000	4450	4450
QUE	790	790	1550	1550	2275	2275	1250	1250	1200	1000	7065	7065
<b>Total Provincial Equivalent</b>	<b>2110</b>	<b>2110</b>	<b>3225</b>	<b>3225</b>	<b>4275</b>	<b>4275</b>	<b>3000</b>	<b>3000</b>	<b>3300</b>	<b>3300</b>	<b>15910</b>	<b>15910</b>
<b>Total Federal Program</b>	<b>3440</b>	<b>3440</b>	<b>2575</b>	<b>2575</b>	<b>3375</b>	<b>3375</b>	<b>2625</b>	<b>2625</b>	<b>2950</b>	<b>2950</b>	<b>14965</b>	<b>14965</b>
<b>TOTAL</b>	<b>5550</b>	<b>5550</b>	<b>5800</b>	<b>5800</b>	<b>7650</b>	<b>7650</b>	<b>5625</b>	<b>5625</b>	<b>6250</b>	<b>6250</b>	<b>30875</b>	<b>30875</b>
<b>DISABLED</b>												
NL	250	250	240	240	200	200	225	225	200	200	1115	1115
NB	100	100	112	125	100	100	50	50	50	50	412	425
QUE	220	220	264	275	325	325	225	225	140	50	1174	1195
<b>Total Provincial Equivalent</b>	<b>570</b>	<b>570</b>	<b>616</b>	<b>640</b>	<b>625</b>	<b>625</b>	<b>500</b>	<b>500</b>	<b>390</b>	<b>400</b>	<b>2701</b>	<b>2735</b>
<b>Total Federal Program</b>	<b>1035</b>	<b>1345</b>	<b>835</b>	<b>885</b>	<b>1063</b>	<b>1025</b>	<b>750</b>	<b>875</b>	<b>1125</b>	<b>975</b>	<b>4808</b>	<b>5105</b>
<b>TOTAL</b>	<b>1605</b>	<b>1915</b>	<b>1451</b>	<b>1525</b>	<b>1688</b>	<b>1650</b>	<b>1250</b>	<b>1375</b>	<b>1515</b>	<b>1375</b>	<b>7509</b>	<b>7840</b>
<b>RENT/GARDEN</b>												
NL	9	125	7	75	3	75	0	0	0	0	19	275
NB												
QUE	298	1190	1176	4700	567	5875	0	2800	596	3150	2637	17715
<b>Total Provincial Equivalent</b>	<b>307</b>	<b>1315</b>	<b>1183</b>	<b>4775</b>	<b>570</b>	<b>5950</b>	<b>0</b>	<b>2800</b>	<b>596</b>	<b>3150</b>	<b>2656</b>	<b>17990</b>
<b>Total Federal Program</b>	<b>190</b>	<b>1920</b>	<b>174</b>	<b>1225</b>	<b>244</b>	<b>1225</b>	<b>69</b>	<b>675</b>	<b>159</b>	<b>1150</b>	<b>836</b>	<b>6195</b>
<b>TOTAL</b>	<b>497</b>	<b>3235</b>	<b>1357</b>	<b>6000</b>	<b>814</b>	<b>7175</b>	<b>69</b>	<b>3475</b>	<b>755</b>	<b>4300</b>	<b>3492</b>	<b>24185</b>



**Table 2. Provincial Program Equivalents**

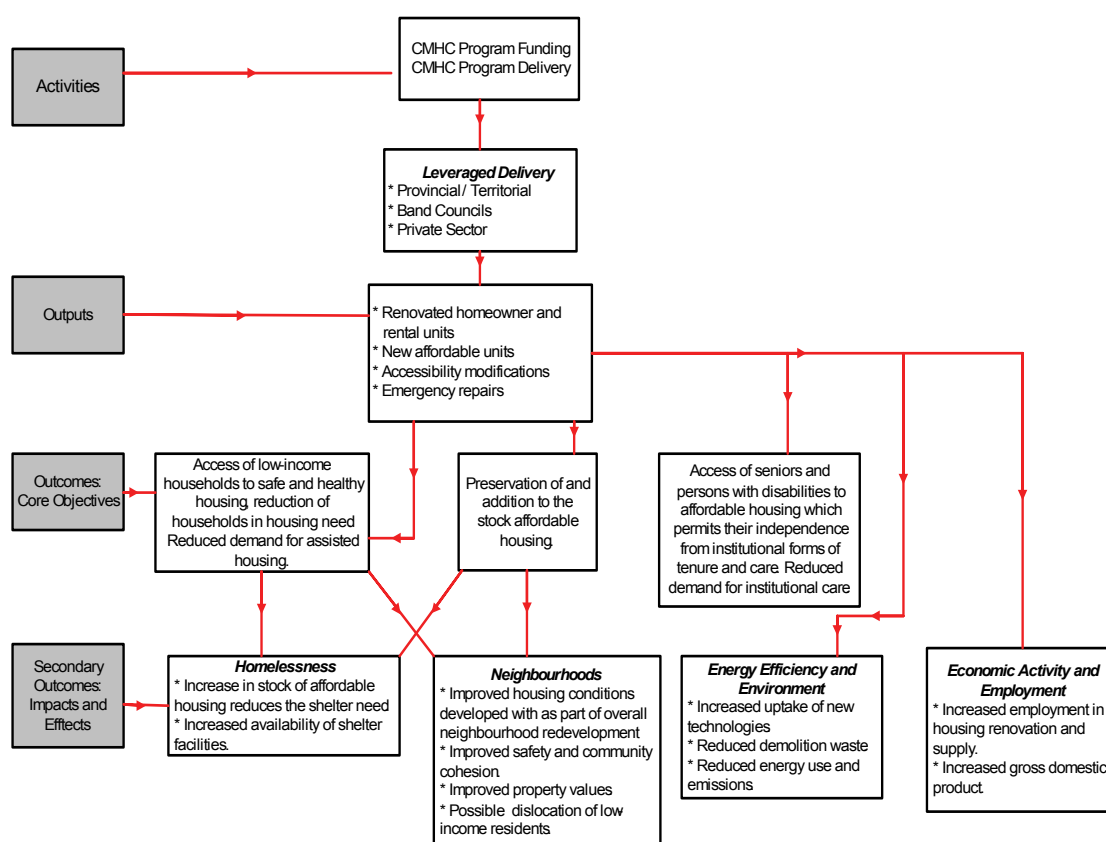
<b>Province</b>	<b>Federal Program</b>	<b>Provincial Program Equivalent</b>
Newfoundland and Labrador	Homeowner RRAP	Provincial Home Repair Program (Homeowner)
	RRAP – D	Provincial Home Repair Program (Disabled)
	HASI	Provincial Home Repair Program (Disabled)
	Emergency Repair Program (ERP)	Provincial Home Repair Program (ERP)
	RRAP RH/Rental	Provincial Home Repair Program (Rental/Rooming House)
	RRAP C	Delivers Federal Program
	SEP (evaluated separately)	Delivers Federal Program
New Brunswick	Homeowner RRAP	Federal/Provincial Repair Program (FPRP)
	RRAP – D	Federal/Provincial Repair Program (FPRP)
	HASI	Federal/Provincial Repair Program (FPRP)
	Emergency Repair Program (ERP)	Delivers Federal Program
	RRAP RH/Rental	Delivers Federal Program
	RRAP C	Delivers Federal Program
	SEP (evaluated separately)	Delivers Federal Program
Québec	Homeowner RRAP	Réno Village
	RRAP – D	PAD
	HASI	Delivers Federal Program
	Emergency Repair Program (ERP)	Delivers Federal Program
	RRAP RH/Rental	Rénovation Québec
	RRAP C	Accès Logis, Logement Abordable Québec
	SEP (evaluated separately)	Accès Logis (new) Delivers Federal Program – for SEP Reno

## 4. EVALUATION ISSUES AND METHODS

### 4.1 PROGRAM LOGIC

Figure I sets out the logical connections between the renovation programs included in this evaluation and achievement of core objectives as well as generation of other impacts and effects. The evaluation issues following in this section are based on this logic.

**Figure I. Program Logic: RRAP, HASI and ERP**



The logic chart above summarizes the outcomes of the programs. More specific core objective outcomes for some of the distinct program lines are as follows:

- **RRAP-Homeowner:** repairs substandard housing owned and occupied by low income households up to minimum health and safety standards related to five categories (structure, plumbing, heating, electrical and fire safety) and extends the useful life of stock for low income households;

- RRAP-Rental/Rooming House: retention of adequate and affordable rental housing for low income households, including homeless or near-homeless persons and households;
- RRAP-Disabled: elimination of barriers to movement within and ingress/egress to the home for low income households that include persons with a disability;
- ERP: assist low income homeowners or occupants in rural areas to undertake emergency repairs required for the continued safe occupancy of their homes;
- HASI: assist low-income seniors who have difficulties with daily living activities in the home by providing financial assistance to homeowners and landlords to carry out minor home adaptations.

The following pages present the evaluation issues to be addressed and the methods by which they will be examined. A summary is presented in Section 5, on pages 18 and 19. Section 6, on page 20, sets out the survey and inspection sample sizes required.

## 4.2 CONTINUED RELEVANCE OF THE PROGRAMS

### **Issue #1: Is there a continuing rationale for public renovation assistance and are the programs a suitable response?**

An evaluation of a program's rationale considers the original reasons for the program, as set out in documents planning and seeking approval of the program, against current conditions and priorities.

The core objectives of the program are as follows:<sup>2</sup>

- repair or rehabilitate units occupied by low-income households to minimum levels of health and safety;
- help preserve and add to the stock of affordable housing; and
- improve the accessibility of units occupied by low-income seniors and persons with disabilities.

These have remained the core rationales for the programs, although evolving policy priorities have, over time, also connected the programs to reduction of homelessness, promotion of energy-efficient technologies, employment generation and neighbourhood revitalization. This evaluation will concentrate on the core objectives of the programs, for which they were designed, although it will also look at secondary impacts and effects, as well as program design and delivery issues.

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<sup>2</sup> As for the 2003 CMHC evaluation of these programs with minor adjustments.

Published literature and data, administrative program data (collected by CMHC and provincial/territorial housing agencies), as well as original data collected for the evaluation from tenants, landlords and from physical inspections will be used to assess the current need for and relevance of the programs.

Key indicators will be as follows:

- Measures of need and demand for the program relative to available resources will be assessed by assessment of core need statistics from preliminary 2006 Census data and by comparing the demand for funding to its availability. This will also be examined via inspections and landlord/owner/Band surveys to assess whether or not individual applicants have had sufficient funding to resolve their housing condition problems, and to what extent, if any, funding ceilings have resulted in disqualification of housing most need of repair. This was a potential issue uncovered by the previous evaluation.<sup>3</sup>
- Measures of the conditions motivating the demand (administrative applications and funding data, and physical inspections), relative to the programs' designs and funding parameters. An analysis specific to northern conditions will be included.
- The programs' consequent ability to address existing housing problems for the target populations (tenant and landlord surveys, physical inspections).
- A comparative analysis of provincial program designs and results in New Brunswick and Newfoundland and Labrador, where the provinces deliver, to some extent, variants of the federal program, will be undertaken, using CMHC and provincial data, contingent on provincial co-operation. The evaluation will also refer to the Province of Québec's evaluation results, to strengthen this analysis. This analysis will ascertain the extent to which the provincial programs have contributed to federal goals.

### 4.3 PROGRAM RESULTS: OBJECTIVES ACHIEVEMENT

As explained above, the objectives of the program are understood to be as follows:

- repair or rehabilitate units occupied by low-income households to minimum levels of health and safety;
- help preserve and add to the stock of affordable housing; and
- improve the accessibility of units occupied by low-income seniors and persons with disabilities.

The evaluation will be designed to determine the extent to which these goals are being achieved. To do so, the evaluation will examine the following issues:

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<sup>3</sup> Another issue raised in the previous evaluation was that in some jurisdictions, total funding had been spread thinly, over too many units, to achieve full results on a project by project basis. These issues are likely to have been solved by subsequent program changes, but should be checked.



**Issue #2: The extent to which the programs, as designed and funded, bring substandard housing up to minimum property health and safety standards, and the implications for occupants.**

This will be assessed by a number of means:

- physical inspections to determine the extent to which repairs have been made;
- questions on occupant surveys to gauge self-assessed benefits for the occupants resulting from the renovation;
- condition surveys and occupant interviews conducted by health experts to assess the extent to which accessibility issues have been resolved for seniors and persons with disabilities.

**Issue #3: The extent to which the programs are successfully targeted to households in need.**

Success with respect to targeting will be assessed using funding commitment data to understand who has received funding, for what purposes and for what client types (as against broad targets for specific population cohorts), and landlord/client survey data to ensure that units remain inhabited by eligible households.

**Issue #4: The extent to which the programs preserve or add to the affordable housing stock.**

The extent to which the programs preserve or add to the affordable housing stock will be assessed by verifying the ongoing affordability and improved condition of units renovated, using administrative data and physical inspections and by assessing owners' alternative plans for the units in the absence of RRAP funding, by survey.

In order to determine the extent to which the programs have extended the inhabitable life span of dwellings, a sample of occupants or administrators of units funded as much as fifteen years ago will be surveyed to ascertain their current status relative to the repairs that were done under the program.

The extent to which the programs could or have served to essentially add to the affordable stock, should be examined by survey and physical inspection.

Data and analysis gathered on provincial cost-shared programs in Québec, New Brunswick and Newfoundland and Labrador will be reflected.

**Issue #5: The extent to which the programs facilitate access to suitable and affordable housing for low-income disabled persons and seniors**

Success in facilitating access to suitable and affordable housing for low-income disabled persons and seniors will be assessed by administrative data on applications, physical inspections,

occupant surveys and condition surveys/occupant interviews conducted by health experts to assess the extent to which accessibility issues have been resolved.

In order to determine the extent to which RRAP-D and HASI assistance has extended the time during which residents were enabled to remain in their homes, a sample of occupants or administrators of units funded as much as fifteen years ago will be surveyed to ascertain their current status.

A specific analysis of attainment of these objectives by the addition of garden suites will be performed.

#### 4.4 PROGRAM RESULTS: ADDITIONAL IMPACTS AND EFFECTS

This section of the evaluation will cover impacts and effects that the programs may have, beyond their core objectives. Most can be predicted in advance, but some issues may be identified in the course of the evaluation. As these do not address achievement of the core objectives of the programs, their examination will be done in relatively less depth, seeking to identify the probable nature and scope of such benefits.

Other impacts and effects may be uncovered in the course of the evaluation, and may be examined if they appear to be significant.

##### **Issue #6: Do the programs impact homelessness?**

The RRAP programs, and primarily the RRAP-Conversion component (and the Shelter Enhancement Program) were a part of the federal government's response to homelessness, beginning in 1999, with a portion of funding for RRAP then coming from the same allocation as funding for other homelessness initiatives. While this funding/program relationship does not continue, RRAP, and particularly, RRAP Rental and Rooming House and RRAP Conversion, can logically be expected to continue to provide healthy and safe housing alternatives to the homeless or near-homeless, although this is not an explicit program objective.

The evaluation will examine the extent to which RRAP has facilitated housing for occupants who may otherwise be homeless, via surveys of landlords having used RRAP Rental and Rooming House and surveys of managers of homelessness-oriented facilities that have been created through RRAP Conversion.

##### **Issue #7: Do the programs encourage uptake of energy efficient technologies and produce environmental benefits?**

Renovation of older properties offers an opportunity to install replacement components like heating systems and windows which conserve heat and energy. Moreover, renovation produces less waste materials than a process of demolition and replacement.

The evaluation will survey owners and landlords and examine inspection reports to determine how many renovations would contribute significantly to improving energy efficiency and to what extent this has been affected by program limits on energy-related expenditures.

**Issue #8: Do the programs have an impact on economic activity and employment?**

The 2003 evaluation showed that RRAP programs had a small but not insignificant impact on economic activity and employment relative to the size of the programs, over the period of 1995-2001. Given that there has not been significant structural change to the overall economy or the building industry since that time, the current evaluation will simply estimate these impacts proportionally to program funding from 2002 to the present.

#### 4.5 PROGRAM DESIGN AND DELIVERY ISSUES

Subsequent to the 2003 evaluation several significant changes were made in RRAP program parameters to improve the accessibility and effectiveness of the programs.

**Issue #9: Did increasing the maximum RRAP assistance amounts and removal of repayment provisions allow more eligible clients to access the programs and fully renovate in accordance with program standards?**

The most significant change involved raising the maximum assistance amounts and removal of the requirement to pay a portion of the assistance back, to encourage more completeness in renovations and to take account of cost increases. The 2003 evaluation noted that the physical inspection data showed a frequent occurrence of RRAP projects having not attained the standards for health and safety mandated by the program. This was likely occurring because the maximum forgivable loans were not sufficient to fully rectify problems, and because applicants were unable to afford to take the repayable loan portion of the available assistance. This may also have been seen in cases where the pre-renovation inspection, and the post-renovation inspections done for the evaluation, may have inconsistently applied measurement techniques and standards.

It is expected that the change in funding amounts and forgiveness will have reduced the occurrence of “partial RRAP”, as described above, and the number of low-income households disqualified under the programs due to their inability to afford costs over and above the maximum funding available. This will be verified by physical inspections and reference to the amounts of funding utilized per inspected project and a review of applications which have not proceeded to final commitment stage due to the cost of mandatory repairs. Inspection of recently-repaired units, and comparison to pre-repair inspection records, will also be used to test for inconsistencies in application of inspection methods and standards.

Data and analysis gathered on provincial cost-shared programs in Québec, New Brunswick and Newfoundland and Labrador will be assessed as well.

## 4.6 COST-EFFECTIVENESS

The following section outlines means to evaluate the cost-effectiveness of the programs.

### **Issue #10: Are there more cost-effective alternative ways to achieve the programs' objectives?**

Treasury Board guidelines for evaluation stipulate that program evaluations examine the cost-effectiveness of a program compared to alternative mechanisms and the cost-effectiveness of the current program's delivery.

#### ***Methodology and Data Sources to Assess Cost-Effectiveness***

The public cost of RRAP, ERP and HASI can readily be compared to the public cost of alternatives that would achieve equivalent results for the household. These alternatives, assuming that the government would remain committed to assisting the core need household, can be summarized as follows:

<b>Program</b>	<b>Alternative Program Response</b>	<b>Cost to Public per Unit</b>
RRAP Rental/Rooming House (includes Secondary Suites)	Rent Supplement in a modest market unit	Amortized rent supplement assistance at median market rent
RRAP Homeowner	Rent Supplement in a modest market unit	Amortized rent supplement assistance at median market rent
RRAP Conversion	Rent Supplement in a modest market unit	Amortized rent supplement assistance at median market rent
Emergency Repair Program	Build new modest unit (assumes no market alternatives in rural setting)	Amortized capital or rent/payment subsidy to provide replacement unit at terms affordable to the occupants
RRAP Disabled Owner	Institutional Care	Subsidy to institutional lodging and care costs, net of previous home-care costs
RRAP Disabled Landlord	Institutional Care	Subsidy to institutional lodging and care costs, net of previous home-care costs
HASI	Institutional Care	Subsidy to institutional lodging and care costs, net of previous home-care costs

These alternatives can readily be costed, using data from the CMHC Market Analysis Center and from the Canadian Institute for Health Information, within given markets, in order to keep costs of local alternatives comparable to costs of local housing and renovation. This would provide an answer to whether or not there were more cost-effective means to achieve the same results, provided that the alternatives were reasonably available in a given market.

**Issue #11: Are there more cost-effective ways of delivering the existing program?**

The question as to whether or not there are more cost-effective ways of delivering the existing program, and the existence of barriers to more cost-effective methods, would refer to internal and external procedures. This will be examined using the opinions of program administration and delivery staff, collected via survey and structured interviews.

## 5. SUMMARY OF EVALUATION DATA SOURCES

<b>Issues and Data Sources</b>	
<b>Issue</b>	<b>Data Sources</b>
Relevance/Rationale	<ul style="list-style-type: none"> <li>• Administrative data – applications and funding</li> <li>• Occupant and landlord survey</li> <li>• Physical inspections</li> <li>• Comparison to provincial program variants</li> </ul>
Objectives Achievement: Targeting and adequacy of funding relative to need	<ul style="list-style-type: none"> <li>• Administrative data on applications, commitments and funding</li> <li>• Landlord and occupant surveys</li> <li>• Comparison to provincial program variants</li> </ul>
Objectives Achievement: Improve the health and safety characteristics of dwellings	<ul style="list-style-type: none"> <li>• Physical inspections</li> <li>• Occupational health inspections (seniors, disabled)</li> <li>• Occupant survey</li> <li>• Comparison to provincial program variants</li> </ul>
Objectives Achievement: Preserve or add to the affordable housing stock	<ul style="list-style-type: none"> <li>• Administrative data</li> <li>• Physical inspections</li> <li>• Owner survey</li> <li>• Comparison to provincial program variants</li> </ul>
Objectives Achievement: Facilitate access to suitable, affordable housing for seniors and persons with disabilities	<ul style="list-style-type: none"> <li>• Administrative data on applications</li> <li>• Physical inspections</li> <li>• Occupational health inspections</li> <li>• Occupant survey</li> <li>• Comparison to provincial program variants</li> </ul>
Impacts and Effects: Homelessness	<ul style="list-style-type: none"> <li>• Landlord survey</li> <li>• Shelter facility administrator survey</li> </ul>
Impacts and Effects: Energy-efficient technology and environmental benefits	<ul style="list-style-type: none"> <li>• Homeowner and landlord surveys</li> <li>• Inspection data</li> </ul>
Impacts and Effects: Economic Activity and Employment	<ul style="list-style-type: none"> <li>• Extrapolate from 2002 analysis for current data</li> </ul>

<p>Program Design and Delivery: Changes in loan maxima and forgiveness to facilitate full renovation to standard</p>	<ul style="list-style-type: none"> <li>• Administrative data on project funding</li> <li>• Physical inspections</li> <li>• Reconciliation of “before” and “after” physical inspection findings and methodologies</li> <li>• Comparison to provincial program variants</li> </ul>
<p>Program Design and Delivery: Any significant issues identified during the evaluation</p>	<ul style="list-style-type: none"> <li>• To be determined</li> </ul>
<p>Cost-Effectiveness: in achieving results</p>	<ul style="list-style-type: none"> <li>• Comparison of RRAP costs to costs of alternatives, in given markets</li> </ul>
<p>Cost-Effectiveness: in delivering the existing program</p>	<ul style="list-style-type: none"> <li>• Documentation of internal/external procedures</li> <li>• Reference to Audit results (if available)</li> <li>• Surveys/interviews of program administration and delivery staff</li> </ul>

## 6. SURVEY AND INSPECTION SAMPLE DESIGN

(For evaluation planning purposes - not final design)

PROGRAM	Project Sample			Unit Sample		
	NL	NB	Federal Program	NL	NB	Federal Program
HOMEOWNER				189	189	194
DISABLED				171	143	190
RENT/ROOMING HOUSE	25*		165	132*		191
CONVERSION			95			178
ERP				187*		193
HASI				158*	85*	192
<b>TOTAL</b>	25*		250			576 <sup>4</sup>

\* Assumes separate samples in provincial program component cells: see Alternate Design below.

Comparison Group Surveys	Sample
Occupants	380
Projects	380

Alternate Design: Provincial Programs	Project Sample	Unit Sample
NL	25	193
NB		190

**Accuracy: 95 times/100, plus or minus 7%**  
**Assumes 2007 project activity to be equal to 2006**

<sup>4</sup> 3 samples of 192 for HASI, RRAP-Disabled and RRAP Homeowner