

# Home Energy Loan Program

## 1.0 Background – Current Program (July 2021)

The City of Toronto launched the Residential Energy Retrofit Pilot Program in January 2014 to provide financing to support residential property owners in completing energy and water efficiency and conservation improvements. The Residential Energy Retrofit Pilot Program operates as two streams: The Home Energy Loan Program (HELP) managed by the Environment and Energy Division and the High-rise Retrofit Improvement Support Program (Hi-RIS) managed through the Tower Renewal Program in the Social Development, Finance and Administration Division.

The Programs use the Local Improvement Charge (LIC) mechanism to levy a charge for the cost of the energy retrofit on participating properties with repayment facilitated through a special charge on the property tax bill. By using the LIC mechanism, the City can secure repayment with a priority lien on the property, which significantly minimizes the risk to the City. In Toronto, this model has successfully created a pathway for property owners to complete retrofits that have increased energy efficiency, reduced GHG emissions and improved the quality and comfort of housing for residents. The City of Toronto was the first Ontario municipality to use LIC financing in this way and has developed Programs that successfully support deep energy retrofits needed to achieve the City's low carbon and resilience goals.

## 2.0 Program Details

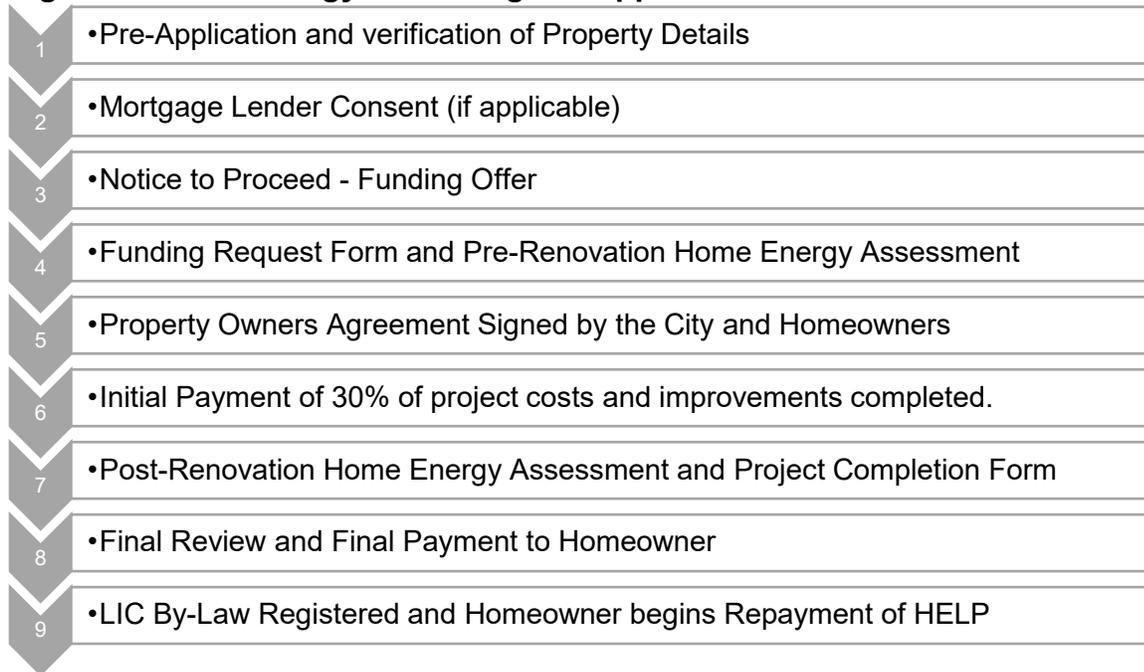
**Table 1: Home Energy Loan Program Details**

Criteria	Home Energy Loan Program
<b>Eligibility</b>	<ul style="list-style-type: none"> <li>• Detached, semi-detached, row/town house; duplex, triplex or apartment building three stories or less, with up to 6 units.</li> </ul>
	<ul style="list-style-type: none"> <li>• All property owners on title consent to participate.</li> </ul>
	<ul style="list-style-type: none"> <li>• Property tax and utility payments to the City are in good standing.</li> </ul>
	<ul style="list-style-type: none"> <li>• Written consent from the mortgage lender, if applicable.</li> </ul>

<p style="text-align: center;"><b>Interest Rates</b></p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;">Terms</th> <th style="text-align: left;">Fixed Interest Rate</th> </tr> </thead> <tbody> <tr> <td>5 years</td> <td>2.05%</td> </tr> <tr> <td>10 years</td> <td>3.54%</td> </tr> <tr> <td>15 years</td> <td>4.74%</td> </tr> <tr> <td>20 years**</td> <td>5.26%</td> </tr> </tbody> </table> <p>** Projects that include any of the following measures, solar PV, windows, geothermal and/or heat pumps are eligible for a 20-year term.</p>	Terms	Fixed Interest Rate	5 years	2.05%	10 years	3.54%	15 years	4.74%	20 years**	5.26%
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<p style="text-align: center;"><b>Administration Fee</b></p>	<p>2% The fee is applied to the funding amount only.</p>										
<p style="text-align: center;"><b>Maximum Loan Amount</b></p>	<p>Up to \$75,000</p>										
<p style="text-align: center;"><b>Eligible Measures</b></p>	<ul style="list-style-type: none"> <li>• High-efficiency furnaces, boilers, and air conditioners</li> <li>• Air-source heat pumps</li> <li>• Window and door replacements</li> <li>• Insulation – Basement, Attic and Wall</li> <li>• Air sealing (e.g., weather stripping or caulking)</li> <li>• Geothermal systems</li> <li>• High-efficiency water heaters</li> <li>• Tankless water heaters</li> <li>• Drain-water heat recovery systems</li> <li>• Toilet replacements</li> <li>• Solar hot water systems</li> <li>• Rooftop solar PV panels</li> <li>• Electric vehicle charging stations (Level 2)</li> <li>• Battery storage</li> <li>• EnerGuide home energy evaluation</li> </ul>										

### 3.0 Program Application Process

**Figure 1: Home Energy Loan Program Application Process**



### 4.0 Participation Uptake and Results

**Table 2: Participation Uptake and Result: January 2014 to July 2021**

Pre-Applications Received	1,158
Funding Offers	506
Retrofit Project Completed	236
Program Expenditure Completed	\$5.711 million