



Affordable Housing Grant

Purpose

To encourage the development of new affordable residential units (rental or ownership).

Eligible Costs

- 1** The development or redevelopment of properties and buildings to support the creation of one (1) or more affordable residential units on the upper storey(s) of existing commercial buildings, or the creation of a minimum of four (4) affordable residential units in a standalone residential building.
- 2** Plans, designs, and study costs, including:
 - a. Site Plans;
 - b. Structural Plans;
 - c. Architectural Plans;
 - d. Engineering Plans; and
 - e. Other site-specific plans and studies as required by the City at the time of pre-consultation or under the Planning Act.
- 3** Works related to compliance with the Ontario Building Code or Fire Code, including:
 - a. Safe egress;
 - b. Structural improvements;
 - c. Electrical improvements;
 - d. Ventilation improvements;
 - e. Fire protection, including associated insulation; and
 - f. Other similar improvements.
- 4** Exterior property improvements, including:
 - a. Sidewalk upgrades;
 - b. Lighting; and
 - c. Landscaping.
- 5** Accessibility improvements, including:
 - a. Ramps;
 - b. Elevators;



- c. Automatic doors; and
 - d. Alternative means of access and egress.
- 6** Utilities infrastructure upgrades, including:
- a. Sewer;
 - b. Water; and
 - c. Stormwater management.
- 7** Materials costs, including:
- a. Construction materials; and
 - b. Finishing materials.
- 8** Construction and labour costs, associated with the above eligible costs.

Program Details

- 1** A grant of up to 50% of eligible project costs, to a maximum of \$10,000 per affordable residential unit.

Eligibility Criteria

- 1** All General Eligibility Requirements outlined in **Section** Error! Reference source not found. shall apply.
- 2** Applications shall be in accordance with the application submission requirements under **Section** Error! Reference source not found..
- 3** Eligible affordable residential units must meet the definition of “affordable” as provided in **Section** Error! Reference source not found..
- 4** The eligible affordable residential units must comprise a minimum of 20% of dwelling units within the overall residential development, and the grant shall only apply to the eligible units.
- 5** In the case of eligible affordable rental housing projects, the rental housing units must be maintained as affordable, in accordance with the definition of affordable as outlined in the Eligibility Criteria under this grant, for a minimum duration of 20 years. The housing provider must provide an annual statement to the City of Pembroke Planning and Building Department confirming that each unit subject to the Agreement with the City remains affordable, accompanied by unequivocal proof for each rental housing unit in the form of a signed lease agreement(s) showing the name(s) of the lessee and the affordable rental rate, along with copies of cleared cheques from the lessee(s) providing that the rent paid matches the affordable rental rate on the lease(s). Subject to the Agreement with the City, should the units not be maintained as affordable each year for



the specified minimum duration, the grant recipient may be required to repay some or all of the grant received to the City, at the discretion of Council or Council's designate.

- 6** For proposed development on the upper storeys of an existing commercial building, the applicant must be either a registered property owner, assessed property owner, or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP.
- 7** Non-profit organizations are considered to be an eligible applicant for this grant.
- 8** An application for this program must be submitted to the City prior to the commencement of any site works and/or issuance of a building permit, as applicable.