

Attachment 2 - Best Practice Research Summary – Affordable Housing Grant Programs

County of Simcoe

Secondary suites program:

- Provides funding of up to \$30,000 per unit for the creation of a secondary or garden suite, which is an effective means to increase the supply of affordable housing.

Peterborough

Affordable Housing Tax Increment Based Grant Program

- The intent of this program is to stimulate the rehabilitation or renovation of existing buildings, the redevelopment of previously developed sites that are now vacant, or under-utilized sites that results in the creation of affordable housing units.
- Program would provide a grant to property owners who undertake the rehabilitation of their properties that would result in a reassessment of the properties.
- \$ of grant would be determined based off incremental increase in the municipal taxes that result from the work being completed.

Orillia

Affordable Housing Incentives

- Grant in amount equal to all or part of the Purchase Price of Land to be funded from the Affordable Housing Reserve
- Grant in amount equal to all or part of the City Development Charges funded by the Affordable Housing Reserve
- Grant in the amount equal to all or part of the applicable Building, Planning and Engineering Review Fees to be funded from the Affordable Housing Reserve up to a maximum of \$25,000 per project.
 - Planning application fees (not including any additional resubmission or recirculation fees)
 - Building permit fees
 - Engineering Review Fees (Municipal Control Fee, Service Connection Fee, Stormwater Recovery Fee)
 - Lot grading fees (deposit will still be required)
- Grant in the amount equal to all or part of the applicable City Community Benefits to be funded from the Affordable Housing Reserve.

Kawartha Lakes

New Home Development Program (NHDP)

- Program provides financial assistance to developers of new homes to achieve affordable sale prices in some or all of the homes by way of providing certain incentives.
- Applies only to units that achieve the affordable rent
- In return for funding or incentives, the first purchaser will be a low to moderate income household
- An agreement for the value of the funding or incentives is registered on title. As long as the requirements are met, the value of the funding and incentives is forgiven
- Program benefits developer by reducing costs and benefits a low to moderate income household with access to a home at or below the average sale price for the area

New Rental Development Program (NRDP)

- The program provides assistance to developers of a new rental projects to achieve affordable rents in some or all of the units by way of providing certain incentives. The financial assistance applies only to the units that achieve the affordable rent.
- In return for funding incentives, the unit(s) will be offered to applicants on the City's waiting lists at an agreed upon market rent for an agreed upon number of years. An agreement for the value of the funding or incentives is registered on title. As long as the requirements are met, the value of the funding and incentives is forgiven.
- The program benefits the developer by reducing costs and benefits a low to moderate income household with access to a unit at or below the average market rent for the area (inclusive of utilities)

Secondary Suite Program (SSP)

- The program provides financial assistance to homeowners to create a rental unit in their home with an affordable rent by providing certain incentives
- In return for funding or incentives, the unit created will be offered to tenants with a low to moderate income at an agreed upon market rent for an agreed upon number of years.
- An agreement for the value of the funding or incentives is registered on title. As long as the requirements are met, the value of funding and incentives is forgiven.
- The program benefits the homeowner by reducing costs and providing a monthly revenue and benefits a low to moderate income household with access to a unit at or below the average market rent for the area (inclusive of utilities)

Multi-Unit Rehabilitation Program (MURP)

- The program provides financial assistance to a landlord or building owner to rehabilitate former rental or open space to achieve affordable rents in some or all

of the units by way of providing certain incentives. The financial assistance applies only to the units that achieve the affordable rent.

- In return for funding or incentives, the unit(s) will be offered to applicants on the City's waiting lists at an agreed upon market rent for an agreed upon number of years.
- An agreement for the value of the funding or incentives is registered on title. As long as the requirements are met, the value of the funding and incentives is forgiven
- Benefits developer by reducing costs and benefits of a low to moderate income household with access to a unit at or below the average market rent for the area (inclusive of utilities)

Rent Supplement Program (RSP)

- The program provides a supplement to landlords, non-profit and community housing providers by way of a monthly payment which addresses the gap between what the tenant pays and the established market rent for the unit.
- The unit(s) will be offered to applicants on the City's waiting lists at an agreed upon market rent for an agreed upon number of years. This City will calculate the portion of rent that tenant will pay to the landlord and monthly the City will pay to the landlord the difference between what the tenant pays and the established market rent for the unit.
- Benefits the landlord, non-profit or community housing provider in several ways including:
 - Receiving full rental income, potential damage expenses and a connection to support services for their tenants.
 - Program will benefit a low -moderate income household with access to a unit at or below the average rent for the area. (inclusive of utilities)

[Muskoka](#)

Gateway Homeownership Program

- Locally funded down payment assistance program, designed to help families and individuals with modest incomes to become homeowners.
- Gateway program provides eligible families and individuals with down payment assistance for purchasing a home.

[Northumberland County](#)

Affordable housing grant program:

- Grant in form of forgivable loan of up to \$20,000 per unit for affordable rental housing.
- A letter of support with conditional approval for a year

- Other incentives such as a waiver, deferral, or grant in lieu of development charges and/or a tax increment equivalent grant

Eligible Projects:

- New rental housing construction
- Acquisition and/or rehabilitation of existing residential buildings to increase or prevent the loss of affordable housing stock
- Conversion of non-residential rental buildings or units
- Addition of new affordable buildings or units to existing residential and non-residential buildings
- Social/affordable housing redevelopment which involves building new affordable units on existing social housing sites
- Secondary suites or additional residential units which are being rented out and where the homeowner lives in the primary dwelling.

[County of Grey](#)

Ontario Renovates Program

- Assists low to moderate income homeowner households to repair their home and increase the accessibility of their home through renovations
- Major repairs are covered to allow residences to remain in their homes, ex: furnace replacements, roof replacements, etc.
- Accessibility modifications (ramps, handrails, chair and bath lifts, cues for doorbells and fire alarms)
- Forgivable loans of up to \$15,000 are provided for repairs and secured with promissory note.
- If property is sold within 10 years the loan is due back to the county.
- Forgiveness equal rate of 10+ years
- Grants are provided up to \$5,000 for accessibility modifications and adaptations

Homeownership Program

- This program designed to provide Grey County renter with a loan up to %5 of the purchase price to assist in the purchase of a home.
- Applicants must be eligible for a mortgage without a co-signer and cannot exceed the maximum household income listed on the application.

[Oxford County](#)

My Second Unit Program

- Helps homeowners plan and finance a secondary, self-contained dwelling unit in their home with an interest-free, forgivable loan of up to \$15,000.
- The loan amount is fully forgivable following a 10-year forgiveness period without default.

- The second unit (apartment) is required to be rented at the Average Market Rent (AMR), as specified by the County, for the 10-year period.
- Homeowners must own their home and it must be their primary residence during the 10-year forgiveness period.
- Homeowners are required to rent to tenants with household incomes less than \$92,700 (2022/23).
- Funding may be used to cover the costs for municipal zoning verification or rezoning applications, building permits, and other permits as required.
- Homeowners will be required to enter into a Standard Lease Agreement.