



## Housing Density Incentive Program Guidelines

Housing Incentive Program to Increase Housing Density & Multi-unit Housing Types

**Overview:** This program is intended to provide financial assistance to promote an increase in housing density and multi-unit housing types on Fogo Island. These properties must be developed within the Town of Fogo Island housing density areas, which are defined as areas with access to municipal water and sewer infrastructure along with access to essential amenities, such as postal services, drinking water stations, grocery, and/or corner stores. TOFI has determined the communities of **Seldom, Fogo, and Joe Batts Arm** as this programs targeted densification areas.

There are two program streams: the **not-for-profit stream** will come in the form of non-repayable grants, and the **for-profit stream** will come in the form of an interest-free loan.

The Housing Density Incentive Program requires program preregistration with the Town of Fogo Island's Economic Development Department. Contact details are on page 2.

**Amount:** Initiative Budget is \$300,000 over 3 years. Grants and loans are available for a limited time based on program traction. The program is scheduled to commence in September 2024.

### Incentive Details

#### **Not-for-Profit Stream**

- a) \$10,000 per dwelling unit to a maximum of \$60,000 per property, in the form of a non-repayable grant
- b) Development must be multi-unit rental properties
  - Minimum of 2 dwelling units
- c) 100% of units shall meet one of two affordability definitions and must maintain affordability for a minimum of 10 years
  - Rent geared to income definition - maximum rent amount is 30% or less of the tenant's net income
  - Affordable fixed rent definition – maximum rent is less than 80% of the local median market rate based on the TOFI 2023 Housing Needs Assessment data.

#### **For-Profit Stream**

- a) \$10,000 per dwelling unit to a maximum of \$100,000 per property in the form of an interest-free loan, repayable over 5 years, starting one year after development completion.
- b) Development must be multi-unit rental properties
  - Minimum of 5 dwelling units



- c) 20% of units shall meet one of two affordability definitions and must maintain affordability for a minimum of 10 years
- Rent geared to income definition - maximum rent amount is 30% or less of the tenant's net income
  - Affordable fixed rent definition – maximum rent is less than 80% of the local median market rate based on the TOFI 2023 Housing Needs Assessment data

**Eligibility:**

- Both new build projects and non-residential building conversion projects will be eligible. Renovations of existing dwelling units are not eligible.
- Development must be in TOFI's targeted densification areas
- Development must be multi-unit as per not-for-profit and for-profit incentive details
- Development must have a component of affordability as per not-for-profit and for-profit incentive details on page one
- Development must meet energy efficiency and carbon emissions criteria as per development requirements below

**Development Requirements:** All developments must meet energy efficiency and carbon emissions criteria. All Town of Fogo Island, Development Regulations must be adhered to.

- a) Sustainable heat source, defined as no use of fossil fuels
- b) Compliance with National Energy Code of Canada for Buildings (NECB) 2020
- Energy Star certified windows and doors
  - Energy Star certified lighting and designed to maximize natural light
  - Smart thermostats
  - Energy Star appliances
  - Insulation minimum R-value for exterior walls is R-22
  - Insulation minimum R-value for basement and crawl spaces is R-20
  - Insulation minimum R-value for attics is R-50

**Town of Fogo Island Program Contact Information:**

**(For planning assistance and program registration)**

Cheryl Gardner  
Economic Development & Special Projects Coordinator  
[edo@townoffogoisland.ca](mailto:edo@townoffogoisland.ca)  
709 266 1111