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Housing Density Incentive Program

Program Guidelines

The Housing Density Incentive Program is intended to provide financial assistance to promote an increase in housing density and multi-unit housing types on Fogo Island.

This program supports:

- Small-scale multi-unit housing
- Secondary suites
- Redevelopment of condemned or vacant properties
- New infill construction

The goal is to:

- Increase housing supply
- Encourage housing density
- Improve affordability
- Revitalize underutilized or distressed properties

Funding Structure

Base Incentive

Applicants will receive:

\$20,000.00 per net new residential unit created, to a maximum of \$100,000.00

Net new units include:

- New construction
- Units created through redevelopment
- Units created through adding secondary suites

- Replacement of a condemned dwelling resulting in increased density
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Affordability Bonus

Projects that include an affordable housing unit qualify for:

An additional \$10,000.00 per affordable unit

To qualify as affordable, units must:

- Be rented or sold below market rates
 - Costs less than 30% of a household's gross (before-tax) income.
 - Remain affordable for a minimum term (recommended: 10–20 years)
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Maximum Funding Cap

Combining the two initiatives, each developer may receive up to:

\$120,000.00 maximum per developer

Eligible Projects

The program supports small- and medium-scale residential intensification, including:

Eligible:

- Duplexes
- Triplexes
- Fourplexes
- Townhouses
- Secondary suites (attached or detached)
- Redevelopment of condemned or vacant homes
- Infill development on serviced lots

Ineligible:

- Short-term rental conversions

- Renovations that do not create new units
 - Summer home construction (permanent residence, or 12 month continuous residence only)
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Stacking with Other Programs

This program is designed to leverage other funding sources.

Projects that include secondary suites may:

- Stack funding with the **Provincial Secondary Suite Incentive Program**
- Combine with applicable federal or provincial housing programs (where permitted)

Applicants are responsible for ensuring compliance with other program requirements.

Program Priorities

If applications exceed available funding, priority may be given to projects that:

- Include affordable units
 - Replace condemned or derelict structures
 - Add density in serviced areas
 - Support family-sized units (2+ bedrooms)
 - Are shovel-ready
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Application Requirements

Applicants must provide:

- Clear title to property
- Development permit approval (or conditional approval)
- Site plan and unit breakdown
- Construction cost estimates
- Timeline for completion
- Affordability agreement (if applicable)

Funding is disbursed:

- 50% at building permit issuance
- 50% upon project completion