

# The Key to New Housing Solutions



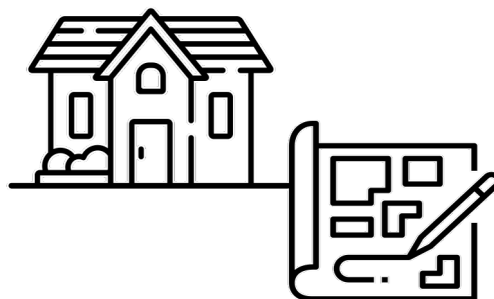
Housing Accelerator Fund (HAF) Incentive Program Housing continues to be one of the most pressing challenges facing the City of Mount Pearl. The Housing Accelerator Fund, in partnership with the Government of Canada, has enabled us to help accelerate the construction of new homes in our community.

The City of Mount Pearl is offering a suite of incentives and reducing permit fees to encourage housing developments. \$650,000 has been allocated as part of the Housing Accelerator Fund (HAF) program for the following incentives.

## 1. Multi-Unit Build Grant

New housing developments with 4+ units.

- \$1,000 per unit if occupancy permit issued within 3 years.
  - \$2,000 per unit if occupancy permit issued within 2 years.
  - \$3,000 per unit if occupancy permit issued within 1 year.
- Maximum of \$50,000 per project.



## 2. Waiver of Development Fees

Including Development, Site & Building Permit Fees, and fees associated with applications.

- Up to a maximum of \$50,000 per project.

## 3. Redevelopment of Underutilized Land

Encouraging high-density development on underutilized parcels of land.

- \$10,000 grant per lot, up to 10 lots.
- Promote consolidation of smaller parcels into larger sites.



## 4. Accessory Dwelling Incentive

Optimizing your property.

- \$10,000 grant to convert unapproved units into legal dwellings, construct detached garden suites, and/or to build new self-contained apartments within existing homes.
- Eligibility: one incentive per civic address.

## 5. Affordable Housing Pre-Construction Soft Cost Grant

We'll help get projects with 4+ units off the ground.

- Fund 15% of total soft costs (e.g., marketing, design, consultant fees) for affordable housing developments. Maximum of \$15,000 per project.

For more details or to apply,  
visit [mountpearl.ca/housing](http://mountpearl.ca/housing) or contact:  
Brian Power  
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709.748.1000, Ext. 1222

# Housing Accelerator Fund (HAF) Terms and Conditions

## Terms & Conditions

- HAF beneficiaries must have no debts or outstanding obligations to the City of Mount Pearl.
- HAF applications will only be processed once a Development Permit Application has been submitted to the City's Planning Division and receives approval from Council based on our current Municipal Planning Regulations.
- Applicants must be the building owner(s) or their developers.
- HAF funding will be awarded upon receiving an Occupancy Permit.
- HAF initiatives can be combined where applicable up to a maximum of \$100,000.
- Funding will be distributed on a first-come, first-served basis until all funding has been allocated.
- Any approved project that is not completed within the designated timeframes will be subject to funding termination.
- If construction does not start within one year of the permit being issued, fees become payable and no additional fees will be waived.

### Initiative 1: Multi-Unit Build Grant Program

Housing developments with 4 units or more qualify for a grant based on the number of units:

- \$1,000 per unit if the occupancy permit is issued within 3 years.
- \$2,000 per unit if the occupancy permit is issued within 2 years.
- \$3,000 per unit if the occupancy permit is issued within 1 year.
- Up to a maximum of \$50,000 per project.
- Building specifications must adhere to zoning by-laws and are subject to council approval.
- Building codes must be adhered to.

### Initiative 2: Waiver of Development Fees to Promote New Home Construction

Up to a maximum of \$50,000 in development and application fees for housing development projects over 4 units will be waived. These fees include:

- Development Permit
- Site Permit
- Building Permit Fees
- Any application or associated fees

*\* Current Building Permit Fees for new builds cost \$10 per \$1,000 of estimated construction cost up to \$100,000 and \$7.20 per \$1,000 over \$100,000.*

### Initiative 3: Redevelopment of Underutilized Parcels of Land

Leverage underutilized land, as well as land owned by the city, to promote medium and high-density development:

- Encouraging consolidation of smaller land parcels into larger sites to unlock greater density.
- \$10,000 grant per lot, up to a maximum of 10 lots.

### Initiative 4: Accessory Dwelling Incentive

Optimizing your property

- \$10,000 grant to convert unapproved units into legal dwellings, construct detached garden suites, and/or to build new self-contained apartments within existing homes.
- Eligibility: one per civic address.

### Initiative 5: Affordable Housing Pre-Construction

#### Soft Cost Grant

Soft costs are related to activities outside actual construction for four units and above. This could include costs incurred for marketing, design, consultant fees, etc.:

- Soft Cost Program will fund 15% of total costs, up to a maximum of \$15,000.
- Accepted soft costs are at the discretion of City Council.

### Applications Must Include the Following:

- Applications must be dated on or after February 12, 2024, to participate in the HAF program.
- Applications must clearly specify which initiative(s) are applicable and be submitted prior to beginning construction.
- Applications must include basic information about the build including site location and proposed number of units.
- Affordable housing is defined as housing costs which total less than 30% of a household's before-tax income.

### \*Please Note:

Any project where occupancy permits have not been issued within three years of the application will lose funding.

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