



Program 4: Missing Middle Per-Door Grant

What is the intent of the program?

The purpose of the program is to support the construction of more medium-density housing by providing significant, upfront funding to bridge the financial viability gap for these high-priority housing forms. Medium density housing is permitted within Residential Zones 1, 2, and 3 (R1, R2, and R3) of Belleville’s Zoning By-law, with smaller buildings allowed in R1, all missing middle typologies allowed in R2, and low-rise multi-unit dwellings allowed in R2 and R3.

New rental or ownership units that qualify as “**missing middle**” housing types (semi-detached dwellings, duplexes, triplexes, fourplexes, townhouses, or low-rise multi-unit dwelling) are eligible for a per-door grant to cover 100% of eligible costs, up to a maximum amount of \$600,000 per project, with per door maximums listed in **Table 2** below for ownership and rental units, respectively, at market or **affordable** rates:

Table 2: Per Door Maximums by Tenure

	Market Rate	Affordable Rate
Ownership	Up to \$5,000 per door	Up to \$20,000 per door
Rental	Up to \$10,000 per door	Up to \$30,000 per door

The per door allowances in the table above are “stackable”. For example, you are proposing a low-rise 16-unit multi-unit building with the following unit mix:

- 6 market ownership units;
- 2 **affordable** ownership units;
- 6 market rental units; and,
- 2 **affordable** rental units.

Following from the example above, the maximum amount of funding you may receive can be broken down as follows:

- 6 market ownership units, at \$5,000 per door, would amount to a grant of \$30,000.
- 2 **affordable** ownership units, at \$20,000 per door, would amount to a grant of \$40,000.
- 6 market rental units, at \$10,000 per door, would amount to a grant of \$60,000.
- 2 **affordable** rental units, at \$30,000 per door, would amount to a grant of \$60,000.



Based on the example unit breakdown above, the maximum amount of funding you would be eligible to receive is \$190,000 for the 16-unit mixed-tenure building.

Are you eligible to apply?

You are eligible to apply for CIP Program 4, if:

Your property is located anywhere in the urban serviced area of the City of Belleville;

You have gone through pre-consultation with City staff to discuss requirements for a complete application;

Your property is zoned R1, R2, or R3;

Your proposed missing middle project creates a minimum of three (3) new units;

You are:

- building a new building that:
 - meets the definition of **missing middle** (refer to Part 5 Definitions);
 - Contains new rental and/or ownership units; and,
 - is less than five storeys tall; and/or,
- converting an existing single-detached dwelling into a multi-unit dwelling (e.g., semi-detached dwelling with two ADUs, triplex, or fourplex), resulting in the creation of net new **missing middle** housing units (refer to Part 5 Definitions);

You commit to submitting a complete Building Permit application within six (6) months of receiving approval in principle under this program (i.e., your project is “shovel-ready”); and,

You have not yet made your application for a Building Permit.

If your application is approved, how do you get the incentive?

To receive the incentives for CIP Program 4:

The City has received your complete “CIP Program 4” application in writing, before you have made an application(s) for Building Permit approval; and,

You have entered into an agreement with the City.

Additional Considerations

- The incentives offered through this CIP program can be enhanced with HAF funding. Refer to CIP Program 15 (Housing Accelerator Fund Enhancement).



- If any of the residential units provided are **affordable** housing units, the City will require that the applicant meets the conditions set out in Part 3 (General Conditions), particularly in **Section 3.2** (Specific Conditions for Affordable Housing Programs) of this CIP. As part of the application package, the applicant must provide a signed copy of **Section 3.2** to indicate that they have read and understood all conditions specific to **affordable** housing.

For the purpose of this program, a project’s eligibility and maximum funding cap will be determined based on the project as approved through the planning approvals process. A project cannot be subdivided at the building permit stage to receive multiple grants for what is functionally a single development.

By signing below, the Applicant/Agent confirms review and understanding of the requirements for Program 4: Missing Middle Per-Door Grant.

Applicant/Agent Signature: _____

Date: _____