



The Affordable Housing Development Program (AHDP) supports the construction of affordable residential units to increase the availability of rental units for those in core housing need. Assistance is provided to private businesses, non-profit corporations, municipalities, development corporations or housing cooperatives who are building affordable housing units in Prince Edward Island.

Program guidelines:

- The Prince Edward Island Housing Corporation can provide a forgivable loan of up to \$55,000 per unit to support construction costs in exchange for maintaining rental rates at an affordable level.
- This program supports the construction of new buildings or buildings already under construction. The renovation of an existing building is not eligible.
- Loan forgiveness period will be negotiated upon approval of the project but will be a minimum of 10 years.
- Forgivable loans for projects led by private developers will be limited to a maximum of 50% of the units in their project.
- Municipalities, development corporations, non-profits and housing cooperatives may be eligible for forgivable loans for 100% of the units in their project.
- Rents for units not receiving program funding can be set at market rates.
- Rental rates for all units may be increased during the term of the forgivable loan based on IRAC's Allowable Rent Increases.
- Projects must be a minimum of four units.
- 20% of the units receiving a forgivable loan must be designed using accessibility guidelines within the National Building Code (section 3.8).
- Housing developments will be required to meet Net Zero Ready criteria in order to support Government's goal of reducing Green House Gases (GHGs) as discussed in *A Path Towards Net Zero (2040)*.

Unit Type	Units Size (minimum)	Affordable Rent	AHDP Contribution (per unit)
Bachelor / Studio	250 square feet	\$794	\$45,000
1-bedroom	400 square feet	\$794	\$45,000
2-bedroom	550 square feet	\$961	\$50,000
3-bedroom	800 square feet	\$1,118	\$55,000
4-bedroom	1,000 square feet	\$1,191	\$55,000

*Prince Edward Island Housing Corporation reserves the right to negotiate the unit sizes and rental rates with Applicants on a project-by-project basis. Micro-units or increased rental rates could be considered based on location of development, need in the area or the inclusion of utilities in the affordable rental rate.

Applicants are required to submit the following information in their proposal:

Project Description and Applicant Background

Project and applicant description with the following information:

- contact information
- development experience
- building design/structure
- location & PID
- local amenities and services

Applicant's should own the property, have proper zoning and a completed building design in order to be considered eligible. It is not necessary to have the building permit before you submit an application. Projects under construction are eligible for support.

Copies of the floor plan and building elevations are required. Any energy efficient design features should be highlighted, including a description of how the project achieves Net Zero Readiness. We encourage proponents to contact Efficiency PEI to identify potential modifications to the proposed design, which could result in cost savings and improved energy efficiency.

All units must comply with NBC Accessibility Guidelines and we encourage developers to incorporate additional universal design features.

Target Market

Identify the target market for the affordable units whether it is families, seniors, or other vulnerable populations; information on any additional services that will be provided to tenants should also be included. The Prince Edward Island Housing Corporation will select tenants for the affordable units from the social housing registry.

Project Funding

Comprehensive cost estimates are required for the entire project. The proposal should clearly identify the funding sources, including applicant contributions, conventional financing, other grants and/or donations. Details concerning external project financing and proposed terms are required (e.g., interest rate, term, payments, etc.). Developers must state the specific contribution sought from Prince Edward Island Housing Corporation and the level of rent being sought for the affordable units.

Program funding will be disbursed as construction milestones are completed. The Prince Edward Island Housing Corporation mirrors the disbursement schedule negotiated with your financial institution / mortgage provider.

In lieu of loan payments, forgiveness is earned on a monthly basis until the end of the Loan Agreement, as long as the project remains in compliance with the terms. Prince Edward Island Housing Corporation will periodically review the project to ensure it continues to comply with the Loan Agreement.

Pro Forma Financial Statements

When preparing the pro forma budget, estimates provided must be for the entire building, not just the units that would be funded through this program. Revenue and expenses pertaining to any commercial components should be identified as separate line items.

Proposals will be evaluated as follows (based on 100 points):

45 Points - Ability to Meet Defined Need

- Timeline to start and complete project (unit availability date)
- Location fit with defined need of Social Housing Registry
- Number and type of units
- Unit design
- Land owned with correct zoning
- Building permits in place
- Construction started or close to completion

25 Points - Pricing

- Affordability level of funded units (monthly rental rates)
- Amount of forgivable loan requested (up to \$55,000 maximum)
- Term of agreement
- Use of partnerships and access to other funding sources (federal, municipal, community)
- Completeness and clarity of financial information

15 Points - Proponent Expertise / Resources

- Demonstrated Past experience with developing successful projects
- Clarity of proposal and ability to describe vision

15 Points - Added Value

- Total number of units added to market through project (over and above funded units)
- Use of energy efficiency / green technology – net zero ready
- Accessibility and /or universal design – over and above NBC and / or municipal requirements
- Aging in place features for units for senior population
- Other amenities / services available
- Inclusion of mixed population and mixed market units

Proposals must achieve a minimum score of 70 points to be considered for funding. Not all projects meeting the minimum criteria will receive funding. Government is under no obligation to take any further action with respect to any submission.

For more information, please contact:

Cody Clinton
Department of Social Development and Housing
902-218-6643
ceclinton@gov.pe.ca

Affordable Housing Development Program Application Form



**Prince Edward Island
Housing Corporation**

Please complete this form, naming one person to be the contact for the application process and for any clarifications or communication that might be necessary.

Contact Information

Organization's Legal Name:	
Contact Person:	
Contact Phone:	
Contact Email:	
Street Address:	
City, Province, Postal Code:	
Organization's Website (if any):	

Project Information

Address of Proposed Development:					
Parcel Identifier (PID):					
Number of Units:	Entire Building:			Affordable:	
Bedroom Breakdown of Entire Building:	Bachelor	One	Two	Three	Four or more
Square Footage Per Unit:	Bachelor	One	Two	Three	Four or more
Total Grant Requested:					
Construction Start Date:					
Construction Completion Date:					
Signature:	Date:				

By signing this form, I understand that Government is under no obligation to take any further action with respect to my submission. Not all projects meeting the minimum criteria will receive funding. This form must be included with the full project proposal.