

Multifamily Housing Construction Incentive Program

PROGRAM DESCRIPTION:

The Town of Fort Smith has launched the Multifamily Housing Construction Incentive Program to increase the supply and diversity of housing. This program offers various streams of financial incentives for new construction and intensification.

Stream 1: New Construction Grant (NCG)

- \$35,000.00 for the first new principal dwelling unit.
- \$25,000.00 for each additional unit, up to a maximum of four (4) total units per property.
- Maximum Grant per property — \$110,000.00

Eligible development under NCG: Duplexes, Triplexes, Fourplexes, Townhomes, Stack Row Housing & Apartment - Style Buildings.

Stream 2: Retrofit Grant (RG)

- \$35,000.00 per unit.

Eligible Development under RG: Retrofit or renovation projects that result in the creation of new multi-family residential units (e.g. converting non-residential space or large homes into multiple dwellings). Must result in a net increase in dwelling units on the property.

Stream 3: Secondary Suite Grant (SSG)

- \$20,000.00 per unit.

Eligible Development under SSG: New basement suites, garage suites or garden suites. Intended for long-term occupants (short-term rentals are ineligible). Suites must be self-contained and compliant with building and fire codes.

Total available budget: \$1,000,000.00

The Multifamily Housing Construction Incentive Program is fully funded by the Canadian Mortgage and Housing Corporation / Housing Accelerator Fund provided through the Government of Canada.

The submission of an application does not guarantee funding under the Multifamily Housing Construction Incentive Program.

Council may prioritize applications based on affordability, housing type and alignment with the Housing Accelerator Fund's Goals.

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ELIGIBILITY REQUIREMENTS:

1. Project must be located within Fort Smith.
2. Applicant must be in good standing with the Town of Fort Smith.
3. Applicant must have no outstanding enforcement issues.
4. Contractors must hold valid NWT licenses and Fort Smith business licenses.

SUBMISSION REQUIREMENTS:

Applications to the Multifamily Housing Construction Incentive Program must include:

- ☐ Completed application form.
- ☐ Project drawings & cost estimates.
- ☐ Ownership or written authorization.
- ☐ Contractor information and insurance.
- ☐ Evidence of financing or delivery capacity.

Completed Applications should be submitted to reception@fortsmith.ca or brought to Town Hall at 174 McDougal Road, PO Box 147, Fort Smith, NT, X0E0P0.

Inquires can be made to the above address or at +1 (867) 872 – 8400

ADVANCE PAYMENT OPTION:

Applicants may request up to 50% of the approved grant amount in advance to support upfront construction costs. To qualify for advance payment, you must:

1. Be issued a valid Development Permit;
2. Have a signed Program Agreement;
3. Provide proof of financing or a signed construction contract;
4. Provide a refundable holdback equal to 10% of the total grant amount, returned upon successful project completion.

Projects must be completed within 24 months, or the Town reserves the right to recover the advance (extensions may be granted in writing). The remaining balance of the grant will be issued after:

1. Final inspection and occupancy approval
2. Submission of compliance documentation confirming unit type, occupancy use, and eligibility.



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OFFICE USE ONLY:		
Received:	Program Review Officer Suggestion:	Advance Amount Requested: \$
	SAO or Delegate Approval:	Date Advance Issued:
	Total Grant Application Amount: \$	Date Final Payment Issued:

APPLICANT INFORMATION:	
Applicant Name:	Interest (If not owner):
E-Mail Address:	Telephone:
Mailing Address:	

OWNER INFORMATION (If different than applicant):	
Registered Owner's Name:	
E-Mail Address:	Telephone:
Mailing Address:	

PROJECT LOCATION:			
Civic Address:			
Lot #:	Block #:	Plan #:	
Roll Number:			
Section:	Township:	Range:	Meridian:

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PROJECT INFORMATION:	
Proposed Start Date:	
Estimated Completion Date:	
☐	NEW CONSTRUCTION GRANT (NCG)
Number of Units to be Constructed: ☐ 2 ☐ 3 ☐ 4 ☐ _____	
Dwelling Type: ☐ Semi-Detached ☐ Row-Housing ☐ Other:	
☐	RETROFIT GRANT (RG)
Current Number of Units: _____	Proposed Total Units: _____
Current Housing / Building Type:	
☐	SECONDARY SUITE GRANT (SSG)
Suite Type: ☐ Garage Suite ☐ Garden Suite ☐ Secondary Suite within Principal Dwelling	

APPLICANT DECLARATION:	
I declare that all information submitted is true and accurate to the best of my knowledge, and if approved, the development will commence and be completed in accordance with the terms and conditions of the signed program agreement.	
Print Name:	
Applicant Signature:	Date:

PROPERTY OWNER AUTHORIZATION (If different than applicant):	
I, _____, the owner of the above property, hereby authorize _____ to act on my behalf with respect to this application.	
Owner Signature:	Date: