

PRE-DEVELOPMENT SUPPORT GRANT PROGRAM GUIDE

June 2026

YORK REGION

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1.0) Program Purpose:

The Pre-Development Support Grant Program (the “Program”) was approved by Council for The Regional Municipality of York (“York Region”) in [September 2025](#) to help strengthen and accelerate development capacity for non-profit and co-operative housing organizations. The Program is intended to support non-profit and co-operative housing providers with early-stage project development activities that help advance community housing projects toward construction readiness and future capital funding opportunities.

Projects must meet eligibility requirements associated with project location, project type, and costs to receive funding. If development of the housing project proceeds, then the successful applicant must commit to having a minimum of eight (8) of the residential units proposed for future development to be affordable at no more than 100% average market rent (AMR) in the local municipality, as determined annually by Canada Mortgage & Housing Corporation (CMHC) for a minimum period twenty (20) years commencing from initial occupancy, unless otherwise directed by York Region.

Funding will be awarded through a competitive evaluation process that considers project readiness, affordability outcomes, organizational capacity, alignment with Regional housing priorities, and the potential to advance new non-market housing supply in support of York Region’s 2026-2035 Housing and Homelessness Plan.

2.0) How to Apply

The Pre-Development Support Program will be launched on June 30, 2026. Up to \$100,000 in funding will be distributed annually (approximately \$25,000 per quarter) to successful applicants, with a maximum request of \$15,000 awarded to a single recipient. Applications will

remain open, and applications will be reviewed/approved on a rolling basis. York Region will award funding to successful applicants based on an evaluation methodology that maximizes the number of new affordable or supportive rental units to be developed.

All applications under the program must meet the eligibility requirements (Section 4.0) and submit materials requested under Section 5.0 of the Program Guidelines through York Region's online application page or by emailing all documentation to housingaffordabilitysupport@york.ca for consideration.

3.0) Funding Terms:

The following funding terms for the program are provided below:

Program Funding Terms	Description
Program Budget	<ul style="list-style-type: none"> <input type="checkbox"/> Up to \$100,000 in grant funding is available annually. <input type="checkbox"/> Funding will be allocated as most appropriate determined by York Region and in accordance with project evaluation scores.
Total Funding Per Successful Applicant	<ul style="list-style-type: none"> <input type="checkbox"/> Individual grant requests may not exceed \$15,000. <input type="checkbox"/> York Region may decide to award less than the full amount of funding requested by a successful application.
Funding Agreement Required to Advance Funding	<ul style="list-style-type: none"> <input type="checkbox"/> Successful applicants will be required to enter into a contribution agreement with York Region prior to receiving the funding. <input type="checkbox"/> The contribution agreement will outline the conditions and obligations for the project. The agreement may contain additional terms not expressly set out in this Guideline, but which are deemed necessary by York Region, in its sole discretion, to achieve the overall goals of the Pre-Development Support Program. <input type="checkbox"/> Approval of the grant is at the sole discretion of York Region and subject to the availability of funds.
Proof of Insurance	<ul style="list-style-type: none"> <input type="checkbox"/> Successful applicants must obtain insurance coverage, as determined in the sole discretion of York Region, as outlined in the terms within the contribution agreement to be executed by the parties. <input type="checkbox"/> Proof of insurance will be required and to be submitted to York Region once the applicant enters into the contribution agreement with York Region.
Advancement of Funding to Successful Applicant(s)	<ul style="list-style-type: none"> <input type="checkbox"/> Funding will be awarded to successful applicant(s) through an evaluation process designed to maximize the number of new affordable rental homes to be constructed. <input type="checkbox"/> Funding will be advanced in one installment at the discretion of York Region and subject to the applicant's compliance with the contribution agreement to be executed by the parties.

Program Funding Terms	Description
Stacked Funding Encouraged	<ul style="list-style-type: none"> <input type="checkbox"/> Funding offered by this program allows for stacking of funds with federal, provincial and local municipal programs, provided Applicants meet the eligibility and application requirements of those respective programs. <input type="checkbox"/> Applicants may be asked to demonstrate other sources of funding being pursued

4.0) Eligibility Requirements:

Conditional funding will be provided to successful applicants upon review and evaluation of the application. Applications will be received on an on-going basis, with the evaluation committee meeting at regular intervals to review applications, where funding remains available. Additional information may be requested from the applicant, including relating to eligible and ineligible costs. If program funding is fully exhausted, then pending applicants will be notified and encouraged to apply for future funding.

Projects shall meet the following criteria to be eligible to receive funding under the Pre-Development Support Program:

Eligibility Criteria	Requirements
Organization	<ul style="list-style-type: none"> <input type="checkbox"/> An eligible applicant must be a registered non-profit organization in good standing incorporated under either the Not-for-Profit Corporations Act, 2010 or the Canada Not-for-Profit Corporations Act (2009), or the applicant must be registered as a non-profit co-operative under the Co-Operative Corporations Act (1990) whose primary object is to provide housing.
Project Location	<ul style="list-style-type: none"> <input type="checkbox"/> Funding is restricted to projects located in the Town of Aurora, Town of East Gwillimbury, Town of Georgina, Township of King, City of Markham, Town of Newmarket, City of Richmond Hill, City of Vaughan or Town of Whitchurch-Stouffville.
Land Ownership	<ul style="list-style-type: none"> <input type="checkbox"/> Applicants must be the current registered owner of the parcel of land where the proposed project will be built. <input type="checkbox"/> York Region may, in its sole discretion, decline to proceed with funding a proposed project due to any registration(s) on title.
Eligible Projects	<ul style="list-style-type: none"> <input type="checkbox"/> York Region will consider pre-development funding for studies or professional services that support projects involving: <ul style="list-style-type: none"> • New construction of community or supportive housing • Conversion of non-residential buildings to community or supportive housing • Additions or extensions to an existing community or supportive housing building

Eligibility Criteria	Requirements
	<ul style="list-style-type: none"> • Community or supportive housing redevelopment resulting in an increased supply of units □ Community housing projects must pursue permanent or long-term rental housing with self-contained units, where tenants or members can live independently. A self-contained unit includes a kitchen with complete cooking facilities, a bathroom, living area, sleeping area, and a separate entrance. □ Supportive housing projects must pursue permanent or long-term rental housing with self-contained units, where tenants are provided wraparound services to support housing stability. □ Applicants must commit to having a minimum of eight (8) of the affordable or supportive residential units that are proposed for future development to be affordable at no more than 100% average market rent (AMR) in the local municipality, as determined annually by Canada Mortgage & Housing Corporation (CMHC) for a minimum period of twenty (20) years starting from initial occupancy, unless otherwise directed by York Region.
<p style="text-align: center;">Ineligible Projects</p>	<ul style="list-style-type: none"> □ The following projects are ineligible for funding under the Pre-Development Support Program: <ul style="list-style-type: none"> • Projects solely proposed by private sector and for-profit proponents; • Secondary suites or accessory dwelling units in owner-occupied housing; • Nursing and retirement homes; • Long-term care homes • Emergency housing and crisis care facilities; • Owner-occupied housing; • Student residences; • Units that are already considered to be affordable; and • Projects that are deemed not feasible in the sole discretion of York Region
<p style="text-align: center;">Eligible Project Costs</p>	<ul style="list-style-type: none"> □ The Program is intended to provide funding to assist with pre-development project costs. Eligible costs for funding include: <ul style="list-style-type: none"> • Consultant fees, at the discretion of York Region; • Professional engineering, architectural or accounting services; • Preparation of designs and drawings; • Professional site surveys, environmental site assessments and geotechnical reports; • Professional Appraisals • Project viability or feasibility studies; and • Other pre-development costs, as determined to be applicable

Eligibility Criteria	Requirements
Ineligible Project Costs	<input type="checkbox"/> Costs associated with building acquisitions are not eligible for funding under this program.

5.0) Application Requirements & Scoring Criteria:

Applicants are required to complete and submit the Pre-Development Support Grant Program Application Form online or by emailing the Application Form (Appendix A) and all required documentation, noted below to housingaffordabilitysupport@york.ca.

Application Requirements	Description	Criteria Score
Project Ownership	<input type="checkbox"/> Ownership of Project Lands (5 points) <ul style="list-style-type: none"> • A score will be provided based on the ownership status of the project. The maximum number of points will be provided to projects that meet the above eligibility requirements for projects and own the property. • A copy of a Service Ontario Parcel Register For Property Identifier (PIN) with any noted instruments shall be provided. 	/5
Project Location	<input type="checkbox"/> Project Location – Statement (5 points) <ul style="list-style-type: none"> • A score will be provided based on project location and cross-referenced with affordable housing need or supportive housing need within York Region. • A map of the project location shall be provided. 	/5
Project Type	<input type="checkbox"/> Project Type – Statement (10 points) <ul style="list-style-type: none"> • A score will be provided based on the proposed project type. Maximum points will be provided to projects that meet the above eligibility requirements for projects. 	/10
Organizational Experience and Qualifications	<input type="checkbox"/> Applicant’s Development and Operational Qualifications (30 points) <ul style="list-style-type: none"> • A previous example and description of an affordable housing project developed and operated by the applicant or applicant’s development team shall be provided. The following shall be included: <ul style="list-style-type: none"> ▪ General description of project ▪ Project value ▪ Project start date and duration ▪ Degree of involvement ▪ Contact information of principal person currently responsible for project 	/30

Application Requirements	Description	Criteria Score
Project Description	<ul style="list-style-type: none"> <input type="checkbox"/> Pre-Development Activities Required for Funding (5 points) <ul style="list-style-type: none"> • Confirmation of retainment of required professionals to complete the pre-development service or task being funded. Copies of quotes received shall be provided for confirmation of work and associated costs. <input type="checkbox"/> Scale of Project (10 points) <ul style="list-style-type: none"> • The proposed project will provide eight (8) or more affordable housing units. The more units provided, the greater the score received. <input type="checkbox"/> Long-term Affordability (15 points) <ul style="list-style-type: none"> • Projects that demonstrate innovation or efficiency in achieving affordability — such as through internal subsidies, lower market rents, or design approaches that make the most of available land and resources. <input type="checkbox"/> Construction Timeline (10 Points) <ul style="list-style-type: none"> • Preference will be given to projects demonstrating a readiness to advance through the pre-development stage, meaning certain pre-development work and project information has already started. <input type="checkbox"/> Alignment with Regional housing priorities and target populations (10 points) <ul style="list-style-type: none"> • Indicate how this project's work will support York Region housing priorities, goals and objectives outlined by York Region's 10-year Housing and Homelessness Plan. A statement is to be provided on how the project will align with York Region's housing priorities. • Indicate the target population(s) to be supported by the project (i.e. seniors, people with disabilities, Indigenous, Black and racialized people, 2SLGBTQ+, people experiencing homelessness, people living with low income). 	/50
Toal Score:		/100

6.0) Application Evaluation:

Funding will be awarded through a competitive call for applications process. York Region's Review Committee will:

- Only evaluate applications received as complete;
- Evaluate applications based on the Program's eligibility requirements and evaluation criteria, using the information submitted in the applications;
- Request an applicant clarify or provide additional information, if required; and
- Prepare a written evaluation score for each application

The Review Committee's evaluations will be verified by a separate Steering Committee prior to finalization. All applicants will be notified of the Steering Committee's decision. Successful applicants will be advised of the next steps.

To receive funding, successful applicants will be required to enter into a contribution agreement with York Region. The contribution agreement will outline the responsibilities of York Region and applicants during the term of the agreement. The execution of the contribution agreement and disbursement of the funding will be subject to the approval of York Regional Council or its delegate. It is the applicant's responsibility to ensure the accuracy and reasonableness of any estimates for eligible work and services. Any funding awarded under this Program is limited to the initial award, and York Region has no responsibility for any financial shortfall. York Region reserves the right to accept or reject any application, and to determine the level of funding on a project-by-project basis without limitation. York Region reserves the right to require repayment of funding where funds are not used for approved eligible expenses or where the project does not proceed substantially in accordance with the approved application.

7.0) Communications and Confidentiality Requirements:

Successful applicants are required to keep funding awards strictly confidential and refrain from making any public announcements or advertisements about the funding award prior to obtaining written consent from York Region.

The applicant acknowledges that a breach of these requirements may result in termination and possible repayment of the funding award by York Region.

All public communication materials that include reference to York Region funding and/or the York Region logo require approval from York Region, which can be sought through the following process:

- **Step 1:** Funded organization is to send draft copies of the communication material(s) to HousingDevelopment@york.ca

Note: It can take up to 10 business days or longer to secure York Region approvals. Funded organizations are reminded to build this review time into workplans when providing the communication material(s) to York Region. Timelines will differ for communication material(s) where York Region is required to coordinate additional approvals from the federal and/or provincial governments.

- **Step 2:** Communication materials that include the York Region logo will be checked for correct placement and use requirements as outlined in the *York Region Logo Use: Style Guide for Funded Agencies*.
- **Step 3:** If the communication materials do not comply with the *York Region Logo Use: Style Guide for Funded Agencies*, specific feedback will be provided to the funded organization. Funded organization should make the necessary corrections and resubmit the communication material(s) for approval.
- **Step 4:** Only once York Region approval has been obtained should funded organizations proceed with printing, posting or distributing communication material(s) that reference York Region funding and/or include the York Region logo. York Region should be provided copies of the final communication material(s) and distribution details.

8.0) Collection of Information:

The information provided by you in your application for the Program is collected under the authority of the *Municipal Act, 2001*, S.O. 2001, c. 25 and the *Housing Services Act, 2011*, S.O. 2011, c. 6, Sched. 1. It is collected, used, and disclosed in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 (MFIPPA). The information you provide will be used to confirm your eligibility and evaluate your application, administer York Region's Pre-Development Support Program, and communicate with you regarding related matters.

By completing and submitting the application form, you consent to the collection of this information and its use to facilitate your participation in this Program, including verification, evaluation, and publication in Region announcements related to the program and your eligibility to participate and evaluate your application. The organization's name, grant amount, and type of project or activity of successful applicants may be shared publicly and reported to Council.

York Region is subject to the access provisions of MFIPPA and may be required to disclose application information, including contact information and supporting documents, if it is requested through the Freedom of Information process. When completing your application, please clearly mark as confidential any information that you believe should be protected from disclosure. Please note that this does not automatically mean the information will be protected from disclosure, but it will assist York Region when deciding if a record should be disclosed in response to a request. If York Region receives a request for a record whose disclosure may affect your interests, you will be notified and given an opportunity to provide your views regarding disclosure.

Any questions regarding the collection, use, disclosure, and disposal of this information may be directed to the Colin Simic, Program Manager, Affordable Housing Development, 17150 Yonge Street, Newmarket, ON L3Y 8V3 at colin.simic@york.ca and 1-877-464-9675 ext.76072.

9.0) Contact Information:

Please refer to the **Pre-Development Support Grant Program FAQ** for all questions. All outstanding questions regarding the Pre-Development Support Grant Program may be directed to housingaffordabilitysupport@york.ca.

Appendix A) Pre-Development Support Grant Program Application Form:

Applicant/ Organization Information:	
First Name	
Last Name	
Organization Name	
Organization Address	
Organization Phone Number	
City/Town	
Postal Code	
Non-Profit or Co-op Registration Number	
Development and Operational Qualifications:	
Brief description of organizational profile including history, years of development experience, and organization's mission/vision.	
Provide a list of similar projects undertaken in the past, including years that projects were completed.	
Project Information:	
Local Municipality	
Municipal Address	
Current Ownership Status	
Date site acquired	
Site Area (acres)	
Project Lands Zoning	
Proposed Building Height (storeys)	
Total Gross Residential Area (sq. ft)	
Total Gross Non-Residential Area (sq. ft)	
Project Type	
Building Form	
Total Number of Units	
Total Number of Affordable or Supportive Units	
Target Households	
Proposed Cost(s) Requested for Funding:	
Pre-development Study for Funding	
Requested Funding Amount	