

Pre-Development Support Grant Program

Last updated: June 29, 2026

FREQUENTLY ASKED QUESTIONS

1. What is the Pre-Development Support Grant Program?

The Pre-Development Support Grant Program provides financial assistance to eligible non-profit and co-operative housing organizations to help advance affordable and supportive housing projects through the early stages of development.

Funding supports pre-development activities such as technical studies, professional consulting services, environmental assessments, architectural work and other activities that help projects become construction-ready and better positioned for future capital funding opportunities.

2. Why did York Region create this Program?

York Region recognizes that many community housing projects face financial barriers before construction begins. The Program helps organizations complete important planning and technical work needed to move affordable housing projects toward development and future funding opportunities.

3. When does the Program open?

The Program launches on **June 30, 2026**. Applications remain open throughout the year and are reviewed on a rolling basis until annual funding has been fully allocated.

4. How much funding is available?

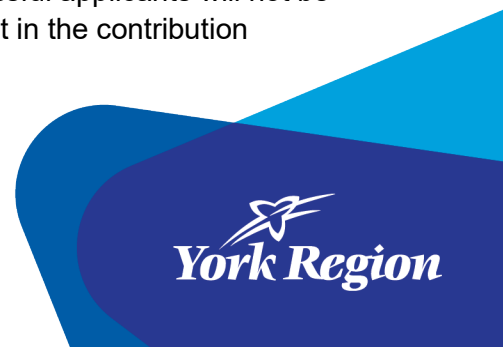
York Region provides up to **\$100,000 annually** through this Program. Funding is awarded on a competitive basis.

5. What is the maximum amount I can request?

Applicants may request up to **\$15,000** per project. York Region may approve less than the amount requested.

6. Are there conditions to the grant?

Funding will be provided in the form of a conditional grant. Successful applicants will be required to sign a contribution agreement that will set out the conditions of funding. Successful applicants will not be required to return grant funds provided that they meet all conditions set out in the contribution agreement throughout the term of the agreement.



7. Will I automatically receive funding if I meet the eligibility requirements?

No. Meeting the eligibility requirements allows your application to be considered; however, funding is competitive and awarded based on project evaluation scores and available funding.

8. What happens if annual funding has already been allocated?

Applications may remain on file, and applicants will be advised if funding has been exhausted and encouraged to apply during a future intake.

9. Does receiving pre-development funding guarantee future construction funding?

No. The Program is intended to help projects advance toward construction readiness. It does not guarantee funding through future municipal, provincial or federal housing programs.

10. Can funding from this Program be combined with other funding sources?

Yes. Stacking with federal, provincial and municipal funding programs is encouraged where permitted under those programs. Applicants may be asked to identify other funding sources being pursued.

11. When will successful applicants receive funding?

Funding will generally be advanced in a single payment after:

- the application has been approved,
- the contribution agreement has been executed,
- all required documentation has been received, and
- York Region's conditions for the advance have been satisfied.

12. Who is eligible to apply?

Please refer to Section 4.0 of the Eligibility Requirements within the Program Guidelines for complete eligibility requirements. Applicants must also own the land where the proposed project will be developed.

13. Are private developers eligible?

No. Projects proposed solely by private-sector or for-profit organizations are not eligible.

14. Can organizations located outside York Region apply?

Yes - Organizations do not need to be headquartered in York Region. However, the proposed housing project **must be located within York Region** and satisfy all Program eligibility requirements.

15. Do applicants need to own the property?

Yes. Applicants must be the registered owner of the property where the proposed project will be developed. York Region may also review and consider title registrations when determining project eligibility.

16. What types of project costs are eligible?

Eligible activities/expenses under the program include:

- Feasibility studies and business case development
- Planning and development studies
- Site investigations and due diligence activities
- Architectural and engineering services
- Environmental assessments
- Legal and consulting services related to project development
- Financial analysis and project planning
- Other eligible activities identified in the Program Guidelines

Please refer to the Program Guidelines for a complete list of eligible and ineligible expenses.

17. What projects are not eligible under this program?

Please review the “Ineligible Projects” list under Section 4.0 of the Program Guidelines.

18. What is meant by "community housing"?

Community housing refers to permanent or long-term rental housing with an affordability component consisting of self-contained units where residents live independently.

19. What is supportive housing?

Supportive Housing means permanent or long-term housing paired with on-site or readily accessible health and social services for residents with complex needs, such as mental illness, addictions, developmental disabilities or histories of chronic homelessness.

20. Is there a minimum project size?

Yes. One of the conditions of funding is that successful applicants must commit to delivering at least eight (8) affordable or supportive housing units that will remain affordable for a minimum of 20 years following initial occupancy, should the project proceed to development.

21. What affordability requirements apply?

The affordable units must be rented at **no more than 100% of the Average Market Rent (AMR)** for the local municipality, as determined annually by CMHC, unless otherwise directed by York Region.

22. What documents are required when submitting my application?

Applicants should be prepared to submit documentation including, but not limited to:

- completed application form;
- proof of land ownership;
- project location map;
- organizational information;
- examples of previous development experience;
- project description;
- consultant quotations; and
- any other supporting information requested in the Program Guidelines.

23. Can York Region ask for additional information?

Yes. York Region may request clarification or additional documentation during the evaluation process.

24. Can I submit more than one application?

Yes. Multiple applications may be submitted for separate eligible projects, subject to available funding and Program requirements.

25. How are applications evaluated?

Applications are scored using several criteria, including not limited to:

- Project ownership
- Project location
- Project type
- Organizational experience and qualifications
- Project readiness
- Number of affordable units
- Long-term affordability
- Construction timeline
- Alignment with York Region housing priorities

Please refer to Section 5.0 of the Program Guidelines for further information on scoring.

26. What makes a strong application?

Strong applications generally demonstrate:

- clear project readiness;
- experienced development teams;
- well-defined pre-development activities;
- realistic project timelines;
- significant affordable housing outcomes; and
- strong alignment with York Region housing priorities.

27. Who reviews applications?

Applications are first evaluated by York Region's Review Committee. Scores are then verified by a Steering Committee before funding decisions are finalized.

28. Will successful applicants sign an agreement?

Yes. Successful applicants must enter into a Contribution Agreement with York Region before funding is released.

29. Is insurance required?

Yes. Successful applicants must provide proof of insurance as outlined in the contribution agreement.

30. Can York Region require repayment of funding?

Yes. York Region may require repayment if the successful applicant breaches a term of the contribution agreement, such as using the funding for non-approved expenses, or if the project does not proceed substantially in the manner approved by York Region.

31. Is my application confidential?

York Region treats application information in accordance with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). Applicants may identify information they believe to be confidential; however, York Region cannot guarantee that all requested information will be exempt from disclosure.

Please refer to the Collection of Information under Section 8.0 of the Program Guidelines for more details about the use of information.

32. Will information about successful applicants be made public?

Yes. York Region may publicly disclose the organization's name, funding amount and project description as part of program reporting and Council reporting.

33. Can successful applicants announce their funding publicly?

Not immediately. Successful applicants must receive written approval from York Region before publicly announcing their funding.

34. Will there be a debrief on the results of applications?

York Region will notify all applicants of the results. However, York Region is not obligated to provide a debrief to any applicants.

35. Who can I contact if I have questions about my application?

Please email **housingaffordabilitysupport@york.ca** if you have questions regarding the application process, eligibility requirements, or supporting documentation.