



# The Meeting Place

Tobermory

Long-term Landlord Housing  
Initiative

## Application Guide



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## **Long-term Landlord Housing Initiative - Overview**

The Long-term Landlord Housing Initiative is a pilot project aimed at incentivising property owners to increase the long-term rental housing stock on the Northern Bruce Peninsula. Funds are available for renovations and other rental property costs to be put towards properties/units that will be available for long-term renting.

For the purposes of this initiative long-term rental housing is defined as: permanent, safe, year-round housing that provides all amenities needed; located in the Municipality of Northern Bruce Peninsula.

This project is administered through The Meeting Place Tobermory and funded by Bruce County. Increasing the affordable housing stock is a key strategy in Bruce County's Housing and Homelessness Plan.

Applicants can apply for up to \$25,000 and the selection of projects will be based on those with the greatest impact on the long-term rental housing shortage.

### **Outcomes**

Projects should contribute to one or more of the following community outcomes:

- Increasing housing stock through the addition of new long-term rental units.
- Contribute to community sustainability through creating long-term stable housing.
- Support co-helping relationships between tenants and landlords.

### **Who is eligible?**

You may be eligible if you own a property that you will be renting long-term or you are creating rental space in your home. You will have rental properties or rental space occupied by tenant(s) for a minimum of 5 years in the Northern Bruce Peninsula, with a focus on attainability for current Northern Bruce Peninsula residents.

### **Criteria**

A successful applicant will be improving a property to add to the long-term rental housing stock on the Northern Bruce Peninsula. Long-term housing is considered permanent and safe year - round housing. Applicants must own both the home and the land it is situated on. There is an expectation that the unit will not exceed Bruce County Housing market and affordable rental rates. <https://www.brucecounty.on.ca/affordable-housing-101>

### **What type of costs are eligible?**

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Eligible expenses under the Long-term Landlord Housing Initiative may include repairs, alterations and renovations required to create a new safe, year-round residential rental unit.

Examples include, but are not limited to:

- Structural alterations/improvements
- Heating/cooling system upgrading/replacement
- Septic improvements/replacement
- Plumbing, toilet replacement, water heater replacement
- Well drilling/water infrastructure
- Electrical system upgrades
- Bringing units to building code compliance
- Energy efficiency improvements
- Converting seasonal dwelling to a year-round rental unit

Application form will require detailed description of project, breakdown of costs, and timeline.

### **What costs are not eligible?**

- Any improvements to a home/unit that becomes a short-term rental, seasonal cottage rental, or non-rental home/unit
- Improvements that are strictly aesthetic

### **Other Related Eligible Costs**

In addition to repairs other eligible costs include labour and applicable taxes, building permits, certificates, appraisal fees, inspection fees, drawings and specifications and other costs that the Long-term Landlord Housing Initiative Advisory Group may deem reasonable.

### **Funding Agreement**

For successful applicants, The Meeting Place will provide a sign-back letter of agreement to each property owner/landlord. This will outline the scope of work, funding commitment and roles and responsibilities of both the property owner/landlord and The Meeting Place. The property owner/landlord must return the letter of agreement along with the provided promissory note to The Meeting Place. A full or prorated repayment will be required if:

- Misrepresentation by the property owner related to eligibility for the program

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- The property owner ceases to have the unit occupied as a long-term rental for at least 5 years from date of project completion

### **Payment Process**

Funding allocation will be determined upon review of the approved project.