



Alternative Forms of Housing Incentive Program Guidelines

Overview: This program is intended to assist in overcoming barriers to housing development. It has been identified in the 2023 Fogo Island Housing Needs Assessment, that access to trades and affordable materials poses a major barrier to the development of net new housing on Fogo Island. The Alternative Forms of Housing Incentive will come in the form of a rebate of the Town of Fogo Island's municipal permitting and development fees, a scaled property tax and water & sewer tax discount over three years, and a project completion bonus for residential single family dwellings.

Alternative forms of housing include all housing types that are prefabricated factory built. The benefits of prefabricated factory built homes are...

- a) Controlled environment manufacturing, including quality and cost control measures
- b) Optimized material and labour costs
- c) Decrease construction timeline and typically 30%-50% quicker than traditional construction methods
- d) Significantly less wastage than traditional construction methods
- e) Typically, more energy efficient

The Alternative Forms of Housing Incentive Program requires program preregistration with the Town of Fogo Island's Economic Development Department. Contact details are on page 4.

Amount: Initiative budget is \$100,000 over 3 years. Incentives are available for a limited time based on program traction. The program is scheduled to commence in August 2024.

Incentive Details

- a) A rebate of TOFI issued permit fees
 - Residential Permit for new construction \$150
 - Demolition Permit (if needed) \$25
 - Landscaping Permit \$25
 - Residential, Shed, Fence, Deck \$25
 - Curb Stop Installation \$100
 - Ditching, Relocation and Hard Surfacing of Driveways \$25
 - New Septic System Permit \$25
- b) A rebate of Residential Fire Inspection fees \$100
- c) A rebate of TOFI issued Development Fees
 - For Commercial Housing Developments, TOFI issued development fees (\$5 on every \$1000 of construction costs)
 - For Single Family Residential Developments, \$1500 project completion bonus in lieu of the development fee rebate



- d) A scaled property tax discount
- 75% discount in year one
 - 50% discount in year two
 - 25% discount in year three
 - Full tax rate in year four

Definitions:

Modular Homes

Modular homes are built in sections, or modules, in a factory-controlled environment. These modules are then transported to the construction site and assembled on a permanent foundation.

Key Features:

- Modules are fully constructed off-site, including interior finishes, plumbing, and electrical systems.
- Once assembled, modular homes are indistinguishable from traditional site-built homes.
- They meet the same building codes and standards as site-built homes.
- Offer design flexibility, with options for customization.

Panelized Homes

Panelized homes are built using prefabricated panels, such as walls, floors, and roof sections. These panels are assembled on-site to create the structure of the home.

Key Features:

- Panels are typically made from wood, steel, or concrete and include framing, insulation, and sometimes windows and doors.
- The assembly process on-site is faster than traditional construction since much of the work is done in the factory.
- Panelized homes allow for greater design flexibility compared to modular homes.
- Often used in custom home building for specific design preferences.

Kit Homes

Kit homes are pre-designed and pre-cut houses where all the materials and components needed for construction are delivered to the site in a package. The homeowner or a contractor assembles the house according to detailed instructions.

Key Features:

- All parts, including walls, roofing, and sometimes interior finishes, are pre-cut, and labeled for easy assembly.
- Often marketed as DIY homes, though professional help is usually recommended.
- Kit homes offer a range of design options, from simple cottages to larger, more complex designs.



Manufactured Homes

Manufactured homes, formerly known as mobile homes, are built entirely in a factory, and transported to the site on their own chassis. These homes are typically placed on a foundation or piers.

Key Features:

- Can be single-wide, double-wide, or even larger, depending on the size and layout.
- Often more affordable than modular or panelized homes but with fewer customization options.
- Designed to be movable, though they are often permanently installed on a site.

Flat-Pack Homes

Flat-pack homes are a type of prefabricated home where the components are packed flat for easy transportation and then assembled on-site. This method is commonly used in modular and kit home designs.

Key Features:

- Efficient transportation due to the compact packaging of materials.
- Can be quickly assembled on-site with detailed instructions.
- Often used in situations where transportation of large modules is challenging.
- Similar to kit homes, they offer flexibility in design and customization.

Hybrid Prefab Homes

Hybrid prefabricated homes combine elements of different prefabrication methods, such as modular and panelized construction, to create a custom home. For example, the core structure might be modular, while the exterior is built using panelized methods.

Key Features:

- Allows for greater customization and flexibility in design.
- Can be tailored to meet specific site requirements or design preferences.
- Combines the benefits of different prefabricated methods, such as speed of construction and design versatility.
- Often used in high-end or architecturally unique home designs.

Eligibility:

- Must be factory built and permanently attached to a foundation
- Manufactured tiny homes are also eligible, must be permanently attached to a foundation with a minimum floor area size of 80m²
- Must pre-qualify for the incentive program, see contact information on page four of the Alternative Forms of Housing Incentive Program Guidelines document.
- Tiny Homes on Wheels, RVs and Mobile Homes are NOT eligible



Development Requirements: All Town of Fogo Island, Development Regulations must be adhered to.

Ferry/Transportation Requirements or Limitations: Maximum size module to be transported on the MV Veteran is 40ft x 16ft. Refer to the Department of Transportation directly, prior to planning your housing project.

Town of Fogo Island Program Contact Information:

(For planning assistance and program registration)

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