



## **Brockton Vacant and Underutilized Properties Conversion or Expansion Grant**

### **Purpose**

To encourage the conversion and revitalization of vacant and/or underutilized commercial, industrial, or institutional buildings in Brockton to meet new community needs.

The program aims to creatively repurpose and rejuvenate buildings of cultural or architectural significance (such as heritage churches, mills, inns, barns and schools), recognizing that they can serve new purposes to economically and socially benefit the community, by providing multi-unit housing, for example.

Retail and commercial needs are evolving, and some business owners may require less space in a building, creating an opportunity for housing units, offices, or mixed uses in portions of the building left vacant, or already vacant.

Brockton is also committed to assisting the agricultural sector in exploring value-added opportunities with their vacant or underutilized buildings to boost farm income.

### **Eligible Costs**

- Conversion of a vacant or underutilized building in a hamlet or village to provide multiple housing units, or mixed uses such as housing and office, commercial or studio space
- Conversion of vacant upper story space in a commercial property (or space used solely for storage) to residential units
- Conversion of ground floor commercial space to better suit new commercial and/or residential use (so long as at least 500 square feet remains commercial at the main building entrance)
- Professional services (eg. architect, engineer) to assist with the project's design
- Conversion of a vacant or underused agricultural building to permit value-added activities, such as food processing or agri-tourism
- Professional fees to study conversion of the property to a new use.

### **Program Funding**

- Grant of up to \$7,500 or 50%, whichever is less, upon project completion.

## **Eligibility Criteria**

- A pre-application meeting with the plan administrator and building department is required to review site plans or drawings to illustrate intended improvements and modifications being proposed;
- The program is open to owners of commercial and mixed-use properties. Applicants must be the owner or tenant of the subject property, or any person to whom the owner or tenant has assigned the rights to the property;
- The property, or a portion of the property, must have been vacant for a minimum of 12 months to qualify;
- Proposed work must comply with all applicable By-Laws, codes and guidelines;
- Applicants must not be in arrears of property taxes, local improvement charges or any other municipal accounts receivable on the subject property
- Outstanding work orders (building, fire, zoning, etc.) must be satisfied prior to grant approval;
- Applicants must source goods and services locally, where possible.
- Any work commenced prior to the project receiving approval from the Municipality may be disqualified from receiving funding;
- Municipal contributions will be issued only after the project is completed and inspected by Municipal staff, and original receipts for payment to third parties for the work completed are received from the applicant.

For more information please contact:

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