

CANADA HOUSING INFRASTRUCTURE FUND

BACKGROUND / DESCRIPTION:

Administration has been investigating the Canada Housing Infrastructure Fund (CHIF) for alignment with projects and upgrades that support housing development within Claresholm. We are working with GrantMatch on the possible application. The application deadline is March 31, 2025.

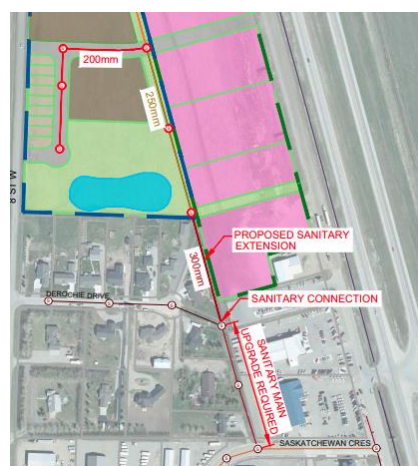
<https://housing-infrastructure.canada.ca/housing-logement/chif-fcil/index-eng.html>

CHIF will fund either capital or planning projects aimed at building new, or expanding or rehabilitating existing, drinking water, wastewater, stormwater or solid waste infrastructure in order to enable more housing. The Town has reviewed the new area structure plans that have been adopted and we feel Northpoint fits the criteria of the application. The water, storm and sanitary upgrades proposed would also support housing within the Prairie Shores ASP allowing for a large number of housing developments. This area also requires the most (off-site- Towns) infrastructure upgrades by way of a water storage pond, storm pond and sanitary upgrades. The program also covers planning costs so the detailed engineering as well as the capital costs have been included in the proposed fees.

Stormwater



Sanitary



Water



The project can be phased with a completion timeframe of September 2031. Projects are not required to build new houses, but they must demonstrate that they will enable more housing to be built (no set number of houses). CHIF has been created to accelerate the construction and upgrading of essential infrastructure to support housing development. The minimum total eligible cost for the project is at least \$1 million. CHIF funding is stackable with other funding sources, including federal, provincial and municipal ones. The maximum federal cost share that CHIF may contribute toward a project is up to 50% of total eligible expenditures for municipal or regional governments with a population of 30,000 and under.

The documentation (background studies) used to address the project rationale, and project readiness is as follows:

- Infrastructure Master Plan (noting the upgrades required in the North Point area)
- North Point ASP
- Housing needs assessment
- Prairie Shores ASP.

The estimated probable costs for the project area are as follows:

1. North Side Reservoir = \$11,338,080
 2. Sanitary North Upgrade = \$752,820
 3. North Point Storm Pond = \$810,000
- Total = \$12,900,900**

Proposed Schedule:

Project	Preliminary Design and Planning	Detailed Design and Tendering	Construction Duration
North Side Reservoir (IMP WG1)	Summer 2025-January 2026	January 2026-December 2026	January 2027-January 2029
Sanitary North Industrial Upgrade (IMP S1)	January 2026 – March 2026	March 2026-April 2026	May 2026-August 2026
North Point Storm Pond	January 2026 – March 2026	March 2026-April 2026	May 2026-August 2026

A motion of Council will be required to apply. The project will address the Town's need for additional housing units for single detached homes, medium-density residential and high-density residential by adding a combined 902-1092 units at the ultimate development buildout. These upgrades are required within the Town to facilitate any type of growth in the north as well as potential water looping through Town. The Town's Infrastructure master plan has noted these projects as growth priorities. With the grant being able to fund half of the project the tax or reserve burden is reduced significantly. This is the first time within my grant history with the Town of Claresholm that an infrastructure grant for both planning and capital projects of this size has been offered that fits our project criteria. The adjacent developers supports the application and will provide a letter of support.

The Community Development Committee reviewed the proposal at their meeting held March 13th, 2025, and carried a motion to refer the project to Council for review/application approval.

<https://www.claresholm.ca/admin/resources/page-files/infrastructure-master-plan-may-2021.pdf>

PROPOSED RESOLUTIONS:

Moved by Councillor _____ to apply to the Canada Housing Infrastructure Fund in the amount of \$6,450,450 for infrastructure upgrades as presented.

PREPARED BY: Tara Vandervalk, Development Services Manager

APPROVED BY: Abe Tinney, CAO

DATE: March 17, 2025