



**Subject:** *Housing Accelerator Fund*  
**To:** CAO for Planning Advisory Committee, July 18, 2023  
**Date Prepared:** July 12, 2023  
**Related Motions:** None  
**Prepared by:** John Woodford, Director of Planning & Development  
Jesse Hulsman, Director of Infrastructure & Operations  
**Approved by:** John Woodford, Director of Planning & Development  
Jesse Hulsman, Director of Infrastructure & Operations

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### Summary

On March 17, 2023, the Government of Canada announced \$4 billion in new funding to create a Housing Accelerator Fund. The Housing Accelerator Fund (HAF) provides incentive funding to local governments to encourage local initiatives that remove barriers to housing supply, accelerate the growth of supply and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable and diverse. The federal government expects that the HAF will result in permits being issued for 100,000 more housing units across Canada.

### Financial Impact Statement

There will be financial implications if East Hants is selected for the Housing Accelerator Fund.

### Recommendation

That a Housing Accelerator Fund Action Plan is submitted to Canada Mortgage and Housing Corporation and that the CAO is authorized to enter into any contribution agreement.

### Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *Direct the CAO to submit a Housing Accelerator Fund Action Plan that includes the initiatives as generally outlined in Appendix C of this report, along with all additional required documentation to the Canada Mortgage and Housing Corporation as the Municipality's application under the Housing Accelerator Fund program; and*
- *Authorize the CAO to enter into any contribution agreement or amending agreements that may be required should East Hants be approved for funding under the program.*

## Background

The Housing Accelerator Fund (HAF) provides incentive funding to local governments to encourage local initiatives that remove barriers to housing supply, accelerate the growth of supply and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable and diverse. The HAF program runs from the summer of 2023 until September 2026, and targets 100,000 net-new permits being issued for housing units across Canada.

There are two application streams for the program, East Hants has to apply under the Large/Urban stream.

**Large/Urban:** A jurisdiction located anywhere in Canada with a population equal to or greater than 10,000.

In order for East Hants to be eligible for the incentive funding, the Municipality must:

- Develop an action plan as part of our HAF application. The purpose of the action plan is to outline supply growth targets and specific initiatives to grow housing supply and speed up housing approvals.
- Commit to a housing supply growth target within the action plan that increases the average annual rate of growth by a least 10%. The growth rate must also exceed 1.1%
- Complete or update a housing needs assessment report. This requirement may be waived if the applicant recently completed or updated a housing needs assessment.
- Must also adhere to the reporting requirements of the program.

Documentation on the HAF has been posted to Council Chambers Online for the information of Councillors.

## FUNDING METHODOLOGY

A funding model has been created to determine the amount of funding per successful applicant. There are three components of the funding framework: (1) base funding, (2) top-up funding, and (3) an affordable housing bonus. Formula details can be found in the HAF documentation. All units created from HAF initiatives will receive the base funding of \$20,000 per unit. To incent certain types of units, some developments will receive additional top up funding. In addition to the base funding and top funding, units that are considered affordable will receive an additional bonus. At this time, East Hants does not have a plan to create affordable housing units. Below is an example of the funding model as it would apply to East Hants.

### *For Demonstration Purposes Only*

	Total projected permitted dwelling units without HAF by type of Housing	Total projected permitted dwelling units with HAF by type of housing	Increase in housing type (#)	Base	Top-up funding amount	Total
Single Detached Homes	100	125	25	\$200,000 (25 x \$20k/unit)	\$0	\$500,000
Multi-unit housing (missing middle*)	50	75	25	\$500,000 (25 x \$20K/unit)	\$300,000 (25 x \$12K/unit)	\$800,000

Multi-unit housing (other**)	75	100	25	\$500,000 (25 x \$20,000)	\$175,000 (25 x \$7,000)	\$675,000
<b>Total Units</b>	<b>225</b>	<b>300</b>	<b>75</b>	<b>\$1,200,000</b>	<b>\$475,000</b>	<b>\$1,975,000</b>

\*Missing middle means ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).

\*\*Other means all multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit.

If East Hants is selected as a participant, HAF funds will be released to the Municipality in four equal payments. The first quarter HAF payment will be provided shortly after signing the HAF contribution agreement in the summer of 2023. Additional quarter payments will be released annually on the anniversary of the signing of the contribution agreement until the conclusion of the program in 2026. The release of the second and third HAF payments will be contingent on an assessment by the CMHC of whether the Municipality has implemented and completed the initiatives in the Action Plan. The final HAF payment will be contingent on an assessment of the Municipality’s performance in meeting its housing supply growth targets.

### TIME LINE FOR APPLICATION

The HAF opened for applications on July 4, 2023, and will remain open until 11:59 pm on August 18, 2023. All HAF participants will be selected by summer/fall 2023 and first advances will be processed summer/fall 2023. If East Hants wants to participate in the funding program, authorization from Council is required at the July meeting of Council.

## HAF ACTION PLAN

As part of the HAF program application, Municipalities are required to create and submit a HAF Action Plan. The Action Plan has three components:

1. Must align with program objectives and supported priorities.
2. Should reflect best practices in urban planning.
3. Will be included in the contribution agreement.

CMHC is looking for Municipalities to create seven (7) initiatives for the large and/or urban stream. These initiatives can come from the list of initiatives provided in the HAF documentation or East Hants can develop our own initiative. A complete list of initiatives provided by CMHC can be found in Appendix B.

Planning and Development and Infrastructure and Operations staff have worked together to determine key initiatives for East Hants that will increase the housing supply. Each of these initiatives has to be completed by September of 2026; Appendix C contains the initiatives for the Action Plan. A comprehensive look at each of these initiatives is part of the Municipality’s current Capital Plan. Below is a table summary of each initiative.

No.	Description of Initiative	Timeline	Units	Budget*	Possible HAF Revenue**
1	Building Inspection Services - Hiring a fourth and fifth Building Inspector	October 2023	88 (SD)	\$200,000 Per/year	\$1,760,000
2	Lantz Wastewater Forcemain Upgrade (Green Road)	April 1, 2023- March 31, 2024	377 (210 MM) (167 MO)	\$6,350,000	\$11,229,000
3	Lantz Lagoon Land Purchase for Expansion	July 1, 2023 - December 1, 2024		\$350,000	
4	Lantz Forcemain Easements (Elmsdale Road to Lagoon)	July 1, 2023 - December 1, 2024		\$120,000	

5	Lift Station Upgrade, Hwy 277	April 1, 2024 - March 31, 2025	394 (MM)	\$800,000	\$10,608,000
6	Industrial Way Lift Station Project (Ghosn building 2)	May 1, 2023 - March 31, 2024	49 (MO)	\$849,200	\$1,323,000
7	Hwy 214 Active Transportation-Phase 4 ((Ghosn building 2 ))	July 15, 2023 - December 31, 2023		\$1,500,000	
8	Lift Station Upgrade - Old Horne Settlement	January 1, 2024 - March 31, 2025	34 (MM)	\$550,000	\$1,088,000
9	Elmsdale Hwy 2 Sidewalk Widening and Reconstruction - Phase 1	April 1, 2024 - March 31, 2025	93 (8 MM) (85 MO)	\$1,800,000	\$2,551,000
10	Enfield Hwy 2 Sidewalk Widening and Reconstruction - Phase 2	April 1, 2024 - March 31, 2025		\$2,300,000	
<b>Total</b>			<b>1,035</b>	<b>\$15,219,200</b>	<b>\$28,559,000</b>

\*Project budgets for each initiative are subject to change.

\*\*HAF Revenue is dependent on the initiatives that are selected by CMHC.

SD - Single Detached = \$20,000 per unit

MM - Missing Middle = \$32,000 per unit

MO - Multi-Other = \$27,00 per unit

### HOUSING SUPPLY GROWTH TARGETS

Within the HAF Action Plan, East Hants has to provide housing projections as outlined by CMHC.

1. The total number of permitted housing units projected **without** HAF.
2. The total number of permitted housing units projected **with** HAF. This second projection is what is referred to as the “housing supply growth target.”

The current total number of dwellings should be consistent with the East Hants’ 2021 Census data and our own building permit data. The calculation to find the total number of housing units with HAF is as follows:

$$\text{housing units with HAF} - \text{housing units without HAF} = \text{HAF incented units}$$

#### Permitted Unit Baseline - Permits from Municipal Permitting System

	Single Detached	Missing Middle	Multi-Unit Other	Total
2018	53	87	0	140
2019	99	57	0	156
2020	101	157	0	258
2021	168	155	0	323
2022	203	140	0	343
<b>Total</b>	<b>624</b>	<b>596</b>	<b>0</b>	<b>1220</b>
<b>Proportion</b>	<b>51%</b>	<b>49%</b>	<b>0</b>	<b>100%</b>

Planning and Engineering staff have projected the number of housing units that would be created with HAF for each initiative. These projections represent staff’s best assessment of the potential impact of the HAF initiatives. However, there are other factors that impact the ability of housing units to be created beyond what the Municipality can control, such as available work force, supply chain issues, and weather-related climate change events.

A breakdown of growth targets by unit type is provided in the table below:

**Housing Accelerator Growth Targets - September 2023 to September 2026**

	Single Detached	Missing Middle	Multi-Unit Other	Total
Proportion	9%	62%	29%	100%
Unit Count	88	646	301	1,035

**HAF Three Year Comparison of Growth without HAF and with HAF**

	Single Detached	Missing Middle	Multi-Unit Other	Total Units
Without HAF	472	452	0	924
With HAF	88	646	301	1,035
<b>Total Units to be Constructed by September 2026</b>	<b>560</b>	<b>1,098</b>	<b>301</b>	<b>1,959</b>

**Uncertainty & Capacity**

Staff have built out dwelling unit projections based on known development concepts within East Hants that could take place within the 3 year window. Where there is uncertainty in the labour market that may hold up developers intended timelines and the human factor of the Municipalities ability to keep up with processing applications, that total dwelling unit max forecast by the end of the funding time allotment has been reduced by 30% on all dwelling unit counts as a factor of safety to present as realistic projection as possible based on the information available at the time of application.

**FINANCIAL CONSIDERATIONS**

The initiatives identified in the HAF Action Plan have been identified in the Capital Project List and are not new to Council. Should the application be approved for funding by CMHC, it is anticipated that \$38,798,000 in funding will be provided. There are four quarter payments, with the first payment proposed for Summer/Fall 2023. The release of HAF quarter payments for 2024 and 2025 will be based on an assessment of whether the Municipality is achieving milestones for implementing the initiatives committed to in the Action Plan. In addition, a housing needs assessment report will be required as part of the documentation for the third quarter.

Any funds not used to achieve the HAF Initiatives outlined in the Action Plan, can be used by East Hants Council for other initiatives outlined by CMHC. It is expected that all funds be spent before the final report is submitted to CMHC and fully accounted for in the report. If selected by CMHC, another report will come forward to PAC on potential projects which would benefit from this funding.

**Possible Project Categories:**

- 1) Investments in Housing Accelerator Fund Action Plans
- 2) Investments in affordable housing (e.g. Construction, repair, land acquisition)
- 3) Investments in Housing related infrastructure (e.g. water, public transit, capacity building, site preparation)
- 4) Investments in community related infrastructure that supports housing (e.g. roads, sidewalks, firehalls, landscaping)

**STRATEGIC ALIGNMENT**

The application for HAF aligns with our Strategic Plan by encouraging Sustainable Infrastructure and by Creating a Strong Community by improving our infrastructure to allow for an increase in housing.

**LEGISLATIVE AUTHORITY**

The Municipal Government Act section 59(b) indicates that:

*59(b) A municipality may enter into and carry out agreements*

- (i) the Minister of Community Services or Canada Mortgage and Housing Corporation with respect to housing projects, or*
- (ii) any body corporate or agency having similar objects to Canada Mortgage and Housing Corporation with respect to projects pursuant to the National Housing Act (Canada);*

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## Alternatives

1. East Hants Council may decide not to approve the HAF application to CMHC. This approach is not recommended as the HAF program provides an opportunity for East Hants to receive sizeable federal funding that can be put towards municipal projects.
2. PAC may propose an alternative initiative for the HAF action plan, in accordance with the CMHC objectives.

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## Attachments

Appendix A - Documentation from CMHC on the HAF

Appendix B - CMHC List of Proposed Initiatives

Appendix C - Action Plan Initiatives

See Separate Document

## *Appendix B - Proposed Action Plan Initiatives from CMHC*

### **Investments in Housing Accelerator Fund Action Plans**

- any initiative included in the proponent's action plan and approved by CMHC .

### **Investments in Affordable Housing**

- construction of affordable housing
- repair or modernization of affordable housing
- land or building acquisition for affordable housing

### **Investments in Housing-related Infrastructure**

- drinking water infrastructure that supports housing
- wastewater infrastructure that supports housing
- solid waste management that supports housing
- public transit that supports housing
- community energy systems that support housing
- disaster mitigation that supports housing
- brownfield redevelopment that supports housing
- broadband and connectivity that supports housing
- capacity building that supports housing
- site preparation for housing developments

### **Investments in Community-related Infrastructure that supports housing**

- local roads and bridges
- sidewalks, lighting, bicycle lanes
- firehalls
- landscaping and green space



*Appendix C - HAF Action Plan Initiatives*

**Initiative Name:** Building Inspection Services Capacity Building  
**Initiative type:** Capacity Building

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

The goal of this initiative is to hire a 5th building official to meet the objective of increasing the capacity to process building permits and conduct inspections in a timely manner. As housing starts have increased in East Hants over the past few years, the municipality has struggled to keep up with demand. The volume of workload is not currently sustainable and if housing starts increase further this will delay many projects and therefore housing coming to the market.

**Estimated Start Date:** Oct-23      **Estimated Completion Date:** N/A (permanent position)

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
This will be a permanent positions with an ongoing cost that includes salary, benefits, office space, vehicle and other employee related costs of \$100,000/year per buidling official.	\$200,000 per/year

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
				88	88

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

Sustainability. Currently East Hants has had to pull resources from other functions such as Fire Inspection to keep up with building permits. Staff are also feeling a great deal of pressure (e.g., working through lunches) that could lead to burn-out. A fourth building official will increase capacity and sustainability in the function.

**Financial Summary:**

Total Budget	HAF Revenue
\$200,000 per/year	

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
Building Official	Hiring	Oct. 2023	permanent

**Initiative Name:** Lantz Wastewater Forcemain Upgrade (Green Road)  
**Initiative type:** Investments in Housing-Related Infrastructure

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

Replacement of over 975 metres of existing sewer on Mader Street and Green Road with larger diameter pipe. This project is required to enable the long term residential growth plan for the northern part of Lantz. Work includes upgrading the Barney's Brook Lift Station which required larger structure and pumps to keep up with future demand.

**Estimated Start Date:** 4/1/2023      **Estimated Completion Date:** 3/31/2024

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	6350000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
	210	167			377

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue
	\$16,026,000

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
Approval to work within ROW by CN Rail Approval			
NSCEE Approval			

**Initiative Name:** Lantz Lagoon Land Purchase for Expansion  
**Initiative type:** Investments in Housing-Related Infrastructure

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

Seeking to subdivide and purchase 3.5 acres from PID 45369196 in Lantz to enable expansion of the Lantz Lagoon which will enable large scale residential growth.

**Estimated Start Date:** 7/1/2023      **Estimated Completion Date:** 12/1/2024

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	350000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
	210	167			377

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
3rd party land evaluation		7/1/2023	10/31/2023
Negotiation Window		11/1/2023	3/31/2024
Legal Land Transaction filed with Lan		4/1/2024	12/1/2024

**Initiative Name:** Lantz Forcemain Easements (Elmsdale Road to Lagoon)  
**Initiative type:** Investments in Housing-Related Infrastructure

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

There is a need to acquire additional easements to finalize the the location of dualing the main sewer forcemain trunk between Elmsdale Road, north parallel to the CN rail line, to the Lantz Lagoon. This project was identified as a need in the 2015 Sewer Capacity Study. The project has already been partially complete with a section along Hwy 214 already constructed and awaiting future connection as funding enables. This will enable direct growth along Hwy 214, north to the servisable boundary. It will also fee up capacity along Hwy 2 through the communities of Enfield and Elmsdale that have high demand for infill apartment developments.

**Estimated Start Date:** 7/1/2023                      **Estimated Completion Date:** 12/1/2024

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	120000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
	210	167			377

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
3rd party land evaluation		7/1/2023	10/31/2023
Negotiation Window		11/1/2023	3/31/2024
Legal Land Transaction filed with Lan		4/1/2024	12/1/2024

**Initiative Name:** Lift Station Upgrade, Hwy 277  
**Initiative type:** Investments in Housing-Related Infrastructure

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

This project was identified as a need in the 2015 Sewer Capacity Study. This upgrade will enable this lift station to become one the highest utilized stations for the system which will manage loads for all forecasted major development demands in the Lantz area.

**Estimated Start Date:** 1-Apr-24      **Estimated Completion Date:** 31-Mar-25

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	800000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
	394				394

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
NSECC Approval			

**Initiative Name:** Industrial Way Lift Station Project (Ghosn building 2 )  
**Initiative type:** Investments in Housing-Related Infrastructure

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

This project was identified as a capacity requirement from the Sewer Capacity Report completed in 2015. The Design is completed and the construction is planned for 2022/2023. It is required for projected and planned Business Park growth along with the expansion of other service demands such as multi-unit residential development.

**Estimated Start Date:** 5/1/2023      **Estimated Completion Date:** 3/31/2024

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	849200

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
		49			49

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
NSECC Approval			

**Initiative Name:** Hwy 214 Active Transportation- Phase 4 ( Ghosn building 2 )  
**Initiative type:** Investments in Community-Related Infrastructure that Supports Housir

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

This is a strategic 500m Active Transportation link that runs parallel to Hwy 214, starting from Park Rd in Elmsdale and heading north. There is a major development at the northern end of this Active Trail plan that has approvals tied to this link being established.

**Estimated Start Date:** 7/15/2023      **Estimated Completion Date:** 12/31/2023

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	1500000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
		49			49

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
NSECC approval of buried stormwater			
Approval to work within ROW by NSDP			



**Initiative Name:** Lift Station Upgrade - Old Horne Settlement  
**Initiative type:** Investments in Housing-Related Infrastructure

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

This lifstation is requires an upgrade to keep up with growing residential demands in focused area of the system that are all side roads off of Old Enfield Road between Hwy 2 and Hwy 102 in Enfield.

**Estimated Start Date:** 1/1/2024      **Estimated Completion Date:** 3/31/2025

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	550000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
	34				34

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
NSECC Approval			

**Initiative Name:** Elmsdale Hwy 2 Sidewalk Widening and Reconstruction - Phase 1  
**Initiative type:** Investments in Community-Related Infrastructure that Supports Housing

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

The main sidewalks along Hwy 2 through Elmsdale were built 20 year ago based on a much smaller population demand. There is critical need to upgrade the aging infrastructure that includes widening from 1.2m to 1.8m to support growth demands and continue to make the area a high demand residential destination.

**Estimated Start Date:** 4/1/2024      **Estimated Completion Date:** 3/31/2025

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	1800000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
	8	85			93

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
Approval to work within ROW by			

**Initiative Name:** **Enfield Hwy 2 Sidewalk Widening and Reconstruction**  
**Initiative type:** Investments in Community-Related Infrastructure that Supports Housir

**Initiative Description:** *(Including its goals and objectives - Provide an outline of your specific initiative and expected outcome(s) . Highlight the key aspects in which your proposed initiative meets the objectives of the HAF program . Recommend 3 - 6 sentences )*

The main sidewalks along Hwy 2 through Enfield were built 20 year ago based on a much smaller population demand. There is critical need to upgrade the aging infrastructure that includes widening from 1.2m to 1.8m to support growth demands and continue the make the area a high demand residential destination.

**Estimated Start Date:** 4/1/2024      **Estimated Completion Date:** 3/31/2025

**Estimated Cost:** *(estimated cost of implementing the initiative. Include all costs associated with the initiative, which can include staffing costs where applicable)*

Expenditure	Estimated Cost
	2300000

**Estimated Incented Units:** *(the expected number of net new residential permits that the initiative will incent over the 3 years of the program)*

Affordable	Missing Middle	Multi-Unit Other	Transit	Single Detached	Total
	8	85			93

**Other Expected Results:** *Elaborate and quantify on the projected number of net new residential permitted units that this initiative will incent . Be specific and detailed when explaining how the number was determined . Outline any assumptions or calculations that were used .*

**Financial Summary:**

Total Budget	HAF Revenue

**Milestones:**

Name	Activity Description	Est. Start Date	Est. End Date
Approval to work within ROW by			