



## TOWN OF HAY RIVER RESIDENTIAL DEVELOPMENT GRANT PROGRAM

### CALL FOR APPLICATIONS

In 2023, the Town of Hay River developed a Strategic Housing Plan (“Housing Plan”) to address the community’s housing gaps. New housing supply is lower than it has been in 60 years. Insufficient housing is a barrier to community socio-economic development as it limits employment opportunities for professionals and temporary workers. Schools and hospitals remain understaffed due to a lack of housing in the community. A lack of contractors and high costs of hiring and building materials are significant barriers to housing development and home ownership. Lack of housing for trades contractors is an issue that further exacerbates housing challenges. There is also a lack of suitable housing for seniors in the community, which forces many residents to leave the community as they age, separating families and friends. Existing rental options, when available, cannot often meet the need of the unhoused population as these options lack necessary wrap-around social services.

As part of the Housing Plan, the Town applied to the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF) and received approval for contribution funding of just over \$2 million.

In September 2024, the Council of the Town of Hay River adopted a Residential Development Grants Policy. This Policy created a grant stream for construction and retrofit of affordable residential multi-unit housing, offering grants of up to \$35,000 per unit. This program is fully funded by the HAF. The Policy also allows for up to \$20,000 for construction of new Accessory Dwelling Units (ADUs) including secondary/living suites within a primary residence, garden suites and detached garage suites.

#### **Multi-Family Residential Construction – Phase I**

The first phase of the residential grant program prioritizes new and retrofit construction resulting in incremental multi-unit residential housing, aimed at increasing housing density to address immediate supply concerns and long-term housing supply improvements. This first phase aligns with the CMHC HAF objectives and is structured to fit within a 3-year execution timeline. Applicants approved under the Residential Development Grant Policy will receive the first payment upon approval of the development permit and the final payment upon issuance of the occupancy permit.

Applications are available online [www.hayriver.com/housing-grant/](http://www.hayriver.com/housing-grant/) and at Town Hall Reception. Applications may be submitted up to close of business on **Apr. 25, 2025**.

Along with higher density residential housing, the HAF program supports projects with the objectives of affordability, reduced carbon footprint, vulnerable sector supply, flood and wildfire resiliency, and infill. To maximize the number of units and to support the objectives defined within the Housing Plan, the applications received will be scored against a matrix that will assign a weight to the various criteria.

#### **Accessory Development Unit (ADU) - Phase II**



If the Residential Development Grant program is not fully subscribed by approved applications for multi-unit housing, the Town will proceed to call for expression of interest for applications for ADU grant funding.

ADU grant funding encourages the creation of new living spaces within low-density areas, facilitated by bylaw amendments and per-suite incentives for contractors and homeowners, aiming to diversify and increase housing options.

### **HOW TO APPLY**

Applications for multi-unit residential housing construction (includes retrofits that result in incremental multi-unit residential housing) are available on the Town of Hay River's website through the following link [www.hayriver.com/housing-grant/](http://www.hayriver.com/housing-grant/) . Hard copies are available at Town of Hay River Reception.

The Town acknowledges that potential applicants may have questions about the application process and required information. A Program Review Officer will be appointed by the Town and serve as the Town's primary contact for the vetting of applications.

Applicants are encouraged to consult with the Program Review Officer prior to submitting an application. These consultations are for information only and in no way obligate the Town to approve the final submission from applicants.

For more information, contact:

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