

AFRICVILLE

98
10/99/92

1954
Ass't. Card

700	15	1	Est. Mrs. Jane Brown
250	16	2	Mrs. Kathleen Howe & Kenneth Alcock
400	17	3	Ralph Jones
1200	18-19	4	Mrs. Jessie McDonald
450	20	6	Fred Carvery
	21		Est. Alexander Carvery (Supp. Sheets)
	22		Est. Esther Roan, c/o Rachel Roan (Supp. Sheets)
	23		Joseph Carvery (Supp. Sheets)
	24		Est. Wilfred Carvery (Supp. Sheets)
350	25	✓	Hebert Carvery, from Rachel Carvery
	26		Mrs. Jas Dixon, Jr. (Supp. Sheets)
200	27	9	Est. Elizabeth Mantley & Annie Mantley <i>no books</i>
300	28	10	Thomas H. Howe
800	29	8	Est. Sarah Brown, c/o Mrs. Mattie Carvery
	30		Est. Rebecca Brown (Supp. Sheets)
	31	12	Est. Edward Dixon (Supp. Sheets)
(W/H) 100	32	✓	Wm. P. Gannon <i>(add'd for 1st time # 1847)</i>
300	33	13	James Hamilton, c/o John Tolliver
	34		Alex. Carvery, Jr. (Supp. Sheets)
	35		H. M. the Queen, - Dec. 31/43; also Deed from Jas. Brown Feb. 15/43)
	36	14	Harry Nicholas (Supp. Sheets)
	37		Baptist Church
	38		Board of School Commission
	39	31	Howard Byers (Supp. Sheets)
	40	15	Trustees Baptist Church (Old)
400	41	48	Roy Mantley
500	42	60	Alfred Carvery
300	43		Est. James Dixon
900	44		Est. James Dixon
600	45	70	James E. Dixon
400	46	110	Est. Mrs. Ellen Dixon
	47		Est. Alex Carvery (Supp. Sheets)
300	48	220	Est. David Alan Dixon
350	49	200	David A. Stewart
400	50	130	John Mantley - by will - c/o Jas. Paris
450	51	160	Wm. Carvery - land reported sold by C. N. R.
100	52	110	Est. John Brown - c/o 118 Creighton St.
	53		H. M. the Queen
	54		Oplene Howe (Supp. Sheets)
	55		Wm. Howe, Sr. (Supp. Sheets)
	56		H. M. the Queen
	57		H. M. the Queen
	58		H. M. the Queen
400	59	240	Est. Arthur Dixon (1948)
600	60	350	Clifford Hamilton
	61		H. M. the Queen
	62-63		H. M. the Queen
	64		City of Halifax

80 x 90 ✓
Apr. 6/39 ✓
Jan? July 20/26 47x300
144 x 280 ✓
March 19/31

Richard Scott & Company
✓ (See Deed May 13/52-3755) ✓
Deed Apr. 30/51-3952 ✓

Letter June 15/37

Exempt

Exempt
Feb. 2/42 - 295 . ? 2995 1/2 ✓
1/4 acre

4096
Nov. 30/42 - 16 x 98 ✓
70 x 70 ✓
300 x 100 ✓

Apr. 11/51 - 3379; 100 x 100.

Apr. 11/51 - 3379
Mar. 28/51 - 2902
Aug. 24/51 - 7592

July 31/43 ✓ *(By will)*
Letter City Collector Feb. 28/44
Aug. 11/41 - 2757
Leased C.N.R. - May 1/51

19902

To: Mr. P. F. C. Byars, City Manager
From: Dr. A. R. Morton, Commissioner of Health & Welfare
Date: 28th August, 1962
Subject: AFRICVILLE

At the meeting of the Committee on Public Health and Welfare held on 9th August, at the request of the Mayor, I was asked to make a report on the number of cases in Africville receiving welfare assistance.

Mr. Jones reported to me that as of 21st August, fifteen families were receiving assistance in Africville proper and five families from the Forrester Street section. Upon further investigation, I find that the cost of welfare to Africville section varies from month to month and week to week and it is rather hard to go through our files and dig out the exact amount we have paid, but in taking five particular families who have had assistance from us since August, 1961 to August of this year, we have paid out \$2,237.50. This includes three families in Africville proper and two in the Forrester Street district.

Under the above circumstances, it would appear to me that it is costing the City somewhere in the vicinity of nine to ten thousand dollars a year for welfare assistance given out in the Africville area. Two-thirds of this, of course, is recoverable from the Province. This, however, does represent about ten percent of the total amount of relief paid out in the City and it would appear on the face of this report to be one of the sections where the greatest amount of welfare assistance is required. The population of the area there is small as compared to the sectional population who are in a poor economic status. In general terms too, my sanitary inspectors find they have considerable difficulty in getting the cooperation of the population of this district and my Public Health Nurses also have the same trouble.

We operate from the point of view that the Health Department have regular immunization clinics on the fourth Tuesday of each month, but this requires a terrific amount of follow-up on the part of the nurses in order to keep the attendance up.

Recently we carried out a tuberculin testing program out there, at which time 232 individuals were tested, and when we came back to read the tests we had made available to them, by taxi service, only 87 out of 133 positive reactors, about 65%, would take advantage of this free taxi trip to the hospital and back for an x-ray.

It is very hard to persuade these individuals what is for their own good and what is general protection for themselves and the general public.

Allan R. Morton, MD., C.M., M.P.H.
Commissioner of Health and Welfare

Deed.

141	}	Ralph Jones	Land & Bldg	Yes.
142				
143				
144	}	Kinchuck Black	Land & Bldg	Yes.
145				
146				
147	}	Ed James Joseph Skinner	Land & Bldg	Yes.
148				
149				

107	} <u>Ed Ray Mantley</u>	Land & Bldg.	Deed. yes
108			
109	Howard Byers		
110	} [?] Mr ^{Hazel} Mary Cassidy	Bldg.	
111			
112	}		
113			
114			
115			
116		Shacks	
117			
118			
119			
120	?		
121	?		
✓ 122	Baptist Church & Block in Rd.		
✓ 123 ✓	} <u>Est H. Nicholas</u> & <u>Walter Nicholas</u>		
✓ 124 ✓			
125 ✓	} <u>Est James Hamilton</u> & <u>Jean Toliver</u>		
126			
127	<u>Est Edward Dixon</u>		
128	} <u>Est Edward Dixon</u> ?		
129			
130 ✓	} <u>Thomas Howe</u>	Land & Bldg.	yes
131 ✓			
132 ✓	} <u>Est Ely & Annie Mantley</u>	Land & Bldg.	yes
133 ✓			
134 ✓			
135	} <u>Est Sarah Brown</u> & <u>Hattie Cawsey</u>		
136			
✓ 137	<u>Helen Cawsey</u>		
✓ 138	<u>Est Sarah Brown</u> & <u>Hattie Cawsey</u>		
✓ 139	<u>Est Jack Cawsey</u>		
✓ 140	<u>Est Jessie Mae Donald</u> & <u>Mrs Jessie Kane; Mrs Ruth Johnson</u> 1/10 <u>Mrs Lucinda Howe; Mrs & Donald Thomas</u>	Land & Bldg.	
✓ 139A	<u>Est Fred Cawsey</u> - (same demolished)		yes.

73			
74	Mrs Metilda Newman		
75	} Clement Morrison		
76			
77	Perry A. Cawsey.	Land & Bldg	Yes
78	} Est John Mantley		
79			
80	} David Dixon		
81			
82			
83		David Stewart	
84			
85			
86			
87	} Est John Mantley c/o James Pains		
88			
89	} ✓ Mary Viola Cawsey.		
90			
91	Est Arthur Dixon		
92	✓ Arnold Howe		
93	✓ John Cawsey		
94	Est-Mrs Mary Dixon		
95	} Est Ellen Dixon c/o Walter Sparks		
96			
97	} Est John Mantley		
98			
99	Est Ellen Dixon c/o Walter Sparks		
100	} James Dixon		
101			
102	John Cawsey		
103	} Est. Alfred Cawsey c/o Emma Steele		
104			
105	} Est Ray Mantley	Land & Bldg	Yes
106			

38 Est Wm Carney

39 }
40 } Est Charles Tolliver

41 }
42 } Mary Viola Carney

43 Ella Thomas

44 }
45 } Samuel Brown

46 }
47 }
48 } Elsie Diamond

49 }
50 }
51 }
52 } Jessie Williams

53 }
54 } Ernest Dixon

55 }
56 }
57 Annabel Regis

58

59

60

61

62

63

64

65 } David Dixon

66 }

67 }

68

69

70

71

72

1	}	Les J. C. Mac Intosh & Co Builders & Contractors	Exp By City & Paid
2			
3			
4			
5		Les Wm H. Brown	Exp by City Land Title
6	}	Les Wm. Lawry *	Settle Land Land & Bldg. CNR-300x150
7			
8			
9			
10			
11	}	Les W. H. Brown	
12			
13			
14			
15	}	Les Wm. Lawry *	
16			
17			
18		Reginald Lawry	
19	}	Les Wm. Lawry	
20			
21			
22			
23	}	Les Wm. Lawry	
24			
25			
26			
27	}	Les Wm. Lawry	
28			
29			
30	}	Aaron Lawry	
31			
32	}	Amos Lammerson	
33			
34		Aaron Lawry	
35		Amos Lammerson	
36	}	Les Wm Lawry	
37			

REAL PROPERTY

AFRICVILLE

Number of owners of property *Agreements*

71 63

Number of ^{usable} dwelling houses

65 ✓

(The difference between owners and number of dwellings is because some owners own more than one dwelling.)

Number of persons assessed

~~71~~ 37

Number of persons not assessed

~~30~~ 26

63

REASON FOR PERSONS NOT ASSESSED

(1) ^{*See names family assessed for property*} Properties in area expropriated by City for Industrial Mills and taken off rolls.

~~71~~ 6

(2) ^{*Very poor dwellings*} Number of "shacks" east of Gottingen Street - No value.

~~71~~ 6 ✓

(3) Number of properties picked up in 1962 survey of area who will be assessed for 1963.

~~71~~ 17 ✓
30 26

Number of persons assessed who are keeping tax payments up-to-date according to City Collector.

~~71~~ 22

This is the information Bro gave to the clerk

30 ^{Roll} not on as Exp. + Shacks.

30 Bldgs only.

11 Bldgs + land

71

August 3, 1962.

John:

Jim Connolly and Alderman Wyman are invited to a Meeting to be held sometime next week re Africville. Gee Ahern is calling this mass meeting.

August 2nd he came in this office and requested information which I told him he had better get from Bob Grant. He came back and Brother gave him the information attached to this memo.

Jim Connolly was in late today, Friday, and wants you to give him the total number of properties, the total assessed properties, the total number of properties not assessed, plus any other information you may have to assist him for this mass meeting.

Alderman Connolly said perhaps you could call him at his office on Monday Morning.

Regarding the information Brother gave to Gee Ahern, I told Brother to give nothing to Gee Ahern.

- ① Total Dwellings
- ② Total ass'd persons
- ③ Payments being made on Taxes - 15?
- ④ Properties not ass'd. - ^{East} ~~West~~ of Gottingen St. - Shacks - no value
Properties west of Robie St. (extended) owned by
city when we expropriated for Industrial
Mile.

TO: His Worship Mayor J. E. Lloyd and
Members of the Town Planning Board

FROM: P. F. C. Byars, City Manager

DATE: July 23, 1962

SUBJECT: AFRICVILLE

Attached is a copy of the Staff report on Africville.
This report will be on the Agenda of the Town Planning Board
meeting of August 7, 1962. It is being released to the news
media as of 12 Noon, August 1, 1962.

Respectfully submitted,



P. F. C. Byars
City Manager

RBG/meb
Attachment

CITY OF HALIFAX

AFRICVILLE

JULY 23, 1962

DEVELOPMENT DEPARTMENT

T A B L E O F C O N T E N T S

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INTRODUCTION

It might be considered desirable to develop a detailed history of settlement in the Africville Area. However, Professor Gordon Stephenson in his redevelopment study of the City of Halifax seems to have stated the problem of the area in a simple and precise manner. Professor Stephenson's comments are quoted below:

"There is a little frequented part of the City, overlooking Bedford Basin, which presents an unusual problem for any community to face. In what may be described as an encampment, or shack town, there live about seventy negro families. They are descendants of early settlers, and it is probable that Africville originated with a few shacks well over a century ago. Title to some of the land will be difficult to ascertain. Some of the hutted homes are on railway land, some on City land, some on private land. There will be families with Squatters Rights, and others with clear title to land which is now appreciating considerably in value.

The citizens of Africville live a life apart. On a sunny, summer day, the small children roam at will in a spacious area and swim in what amounts to their private lagoon. In winter, life is far from idyllic. In terms of the physical condition of buildings and sanitation, the story is deplorable. Shallow wells and cesspools, in close proximity, are scattered about the slopes between the shacks.

There are no accurate records of conditions in Africville. There are only two things to be said. The families will have to be rehoused in the near future. The land which they now occupy will be required for the further development of the City.

A solution which is satisfactory, socially as well as economically, will be difficult to achieve. Africville stands as an indictment of society and not of its inhabitants. They are old Canadians who have never had the opportunities enjoyed by their more fortunate fellows."

Professor Stephenson's comments will serve as an introduction to this report which will attempt to review existing conditions and suggest ways in which the people in the area can be assisted.

THE AREA AND THE PEOPLE

Africville is a sprawling community overlooking the Bedford Basin. There are no legal boundaries to the community but the population is concentrated in three specific areas. The properties considered to form the community of Africville are indicated on Plan No. P500/46 attached.

BUILDINGS AND STRUCTURES

There are about 150 structures in Africville. Approximately 85 of these structures are of a residential nature. There is a church and two commercial buildings. The remaining structures are outbuildings used in conjunction with either the residential properties or the commercial buildings.

None of the structures in the area have been the subject of an intensive inspection under Provisions of the City Charter, or Ordinance 50. A casual inspection indicates, however, that the great majority of the buildings could be considered for demolition under the Provisions of the City Charter. Only the occasional structure would not be considered dangerous or dilapidated.

MUNICIPAL SERVICES

The community of Africville is not served with either piped sewer or piped water. Such roads as are in the area are unsurfaced. Sanitary conditions in the area are very unsatisfactory. Complete implementation of the requirements of the Health Statutes would undoubtedly indicate that few, if any, properties were fit for continued habitation.

THE PEOPLE

There are approximately 80 families in Africville. The total population amounts to about 370 people.

Some of the heads of families in the Africville area are regularly employed with the C. N. R., Dockyards, and with the City. Other persons work in seasonal employment and as domestic help. Some families have no apparent employment.

There is evidence to believe that some of the families have been residents of the Africville area for at least 40 years. Most of the families have been living in the area for at least 10 years. There does, however, appear to be a constant movement of persons in and out of the area and within the area. Absolute statistics are difficult to obtain.

OWNERSHIP OF LAND

It is very difficult to reach firm conclusions respecting ownerships of lands and buildings in much of the area known as Africville. Staff investigations indicate that the Nova Scotia Light and Power Company Limited and the C. N. R. in acquiring properties in the area also encountered difficulties in establishing clear titles.

In attempting to determine title, searches were started from the original land grants, which were made in the 1750's. There was a continuity to these grants to the year 1795 when records become very vague. The next clue to title appears in the City Atlas, 1878. This Atlas, which has no legal basis in fact, indicates that approximately 80% of the properties in the Africville area were owned by the City of Halifax.

There has been some clarification of title in recent years as a result of expropriations by the C. N. R. and by the City of Halifax. The C. N. R. rights-of-way and ownerships are indicated on Plan No. P500/46. The City acquired title to many of the properties in the southwesterly section of Africville when it expropriated for the Industrial Mile in 1957.

The area expropriated and which forms part of the Industrial Mile is also shown on Plan No. P500/46. Most of the lands were owned by the Halifax Relief Commission and the Canadian National Railways. Some of the residential properties within the expropriation area were thought to be in the ownership of the Estate of William Carvery and an amount of \$1 was paid into Court in respect of these properties. There has been no claim by the Estate of William Carvery. There have been no claims in respect of other residential properties within the expropriated area.

Further investigation of the title to lands in the north-eastern portion of the Africville community has lead to the discovery of 13 registered Deeds. The root of one title has been traced back to the turn of this century. The roots of the remaining titles are obscure and disappear from four to twenty-five years ago.

It seems quite possible that many of the families in the Africville area would be able to prove some element of ownership. It also seems probable that almost all rights of ownership would stem from Squatters Rights, which in turn passed through a process of unregistered Deeds to registered Deeds in the thirteen instances mentioned. There might be a few other registered ownerships that Staff were unable to locate.

It should also be noted that great difficulty has been encountered in attempting to plot the location of the lands covered by the thirteen registered Deeds. Eleven of the Deeds have been plotted in a very imprecise manner. It has been impossible to plot the location of the land in the remaining two Deeds.

Title to the Africville properties is in a chaotic state. While ownership of a sort could be proven in most instances, the expense of proving such title might be more than the property was worth.

ALTERNATIVE COURSES OF ACTION

As Professor Stephenson points out in his study, Africville presents an unusual problem for the City of Halifax. The community is, as far as can be determined, over 100 years old. Ownership to lands and buildings is very confused. The great majority of the structures are in such a state of disrepair and dilapidation that they could be ordered demolished under the Provisions of the City Charter. Almost without exception, the buildings lack piped sewer and water and, as a consequence, could be ordered vacated under provisions of the various Health Statutes.

There appear to be three basic approaches available to the City. These are:

1. The City can do nothing about the problem--this has been the basic approach for over 100 years.
2. The City can make full use of its statutory powers to remove blight. It can limit compensation and assistance to the absolute minimum required by Law.
3. The City can use its statutory powers to remove the blight and, at the same time, temper justice with compassion in matters of compensation and assistance to families affected.

It appears to be generally agreed that something must be done to eliminate blight in the Africville Area. Alternative 1 is not an acceptable solution to the problem. Alternative 2 is a possible solution to the problem and should be examined in detail. Alternative 3 is a probable solution to the problem and, because of this, must surely be examined.

The legal machinery available to the City for the removal of the present unsatisfactory housing conditions in Africville is as follows:

1. Almost all residential structures within the area could be ordered vacated under provisions of the various statutes applying to the occupancy of buildings.
2. The great majority of the structures in the area could be demolished under Provisions of the City Charter or under Provisions of the Fire Prevention Legislation.
3. The City could expropriate the vacant lands.
4. The City could order those properties now occupying City land to be vacated and arrange for their demolition immediately.

If this course of action is followed, families from the area would be forced to find their own alternative accommodation. The onus would be on these families to prove in Court their right to compensation for the lands and, in some isolated instances, the land and buildings taken from them. The probability is that compensation paid by the City would be very slight as proof of ownership would be very difficult to establish.

Absolute implementation of strict legal responsibility and authority does not in itself appear to provide a suitable solution to the total problem. Africville is a unique area and, in the interests of history and fair treatment to the residents, the approach should be tempered with natural justice. Alternative 3 appears to be the most acceptable approach to the problem.

Families displaced by redevelopment, by demolitions, or the implementation of Ordinance 50 in other areas of the City are, subject to certain conditions, offered decent, safe, and sanitary housing accommodation in public housing projects. There is no good reason why families from the Africville area should not be offered equal opportunity to better their conditions. The offer of alternative housing must be an integral part of the programme for Africville.

It seems to be the general opinion that most families in the Africville area would like to remain in that general location. Some of the conditions which influence the desire of families to remain in the area will disappear as more attention is focused on the area. The City must determine whether it is prepared to provide housing in the location or whether alternative housing in other locations would serve to satisfy any moral obligations to the families displaced. Despite the wishes of many of the residents, it would seem desirable on social grounds to offer alternative housing in other locations within the City. The City is a comprehensive urban community and it is not right that any particular segment of the community should continue to exist in isolation.

The City is now studying a major subsidized rental public housing project in the Uniacke Square Area. This project is intended to create approximately 1100 family housing units. These housing units are designed to assist all those families from all of the City who are unable to provide themselves with decent accommodation. This project, when started, could easily provide the alternative housing for the 80 families now living in the Africville Area.

Aside from the apparent social necessity to integrate the Africville community with the City as a whole, there appear to be sound financial reasons why this should be done. A separate housing project for the Africville community would necessitate the construction of a project which might well cost \$800,000. This project might be built with assistance under Section 36 of the National Housing Act but such assistance might be somewhat difficult to obtain. Section 36 projects are not normally built for a particular segment of the community. In addition, family incomes from the Africville area would probably not be sufficient to produce the average shelter rental required from such projects. In other words, the Africville community might not by itself be able to create the average rental required for a Section 36 project whereas, if it were integrated with the community at large, incomes would not likely create a major problem in relation to the required average rental.

The second point of significance respecting assistance for the Africville community pertains to the matter of compensation for the loss of property. It has been previously indicated that most properties could be ordered demolished under the Provisions of the Charter. No compensation could be legally claimed from the City as a result of these demolitions. It has also been stated that the lands could be expropriated and that many occupiers of the lands would have difficulty in proving title to the lands so taken.

In other parts of the City, these same actions are taken under Provisions of the City Charter. Owners are not compensated for buildings demolished and owners must prove title through the Courts in order to qualify for compensation for lands and buildings expropriated. While unfortunate precedents can be established by deviating from the strict letter of the Law, there seems to be merit in some deviation in the case of Africville. Africville is unique and, if deviations are permitted, it could be with the clear understanding that such deviations were for Africville and Africville only. Many of the families in Africville have occupied quarters in the area for generations.

It is suggested that natural justice requires an unusual approach to the question of compensation. Some families will be able to prove a legal right to just compensation. Others will have no claim whatsoever. The latter group, subject to certain safeguards, might be offered a gratuitous payment in return for a Quit Claim Deed to all of their interest in a particular property.

Gratuitous payments could only be made by the City if special legislation is obtained from the Provincial Government. Such gratuitous payments would have to be carefully controlled so that only deserving persons would receive them. This control might be attained by requiring that the claimant obtain an affidavit from his Minister or some other responsible person to the effect that the claimant was the apparent owner of the property for a period of five years. If properties have apparently changed hands in the period covered by the affidavit, the new apparent owner could be compensated if he could obtain a sworn affidavit from the original owner confirming that a purchase and sale transaction between the two had in fact taken place. Alternatively, the new apparent owner might present written evidence of the transaction.

CONCLUSIONS

It is the opinion of Staff that the blighted housing and dilapidated structures in the Africville area should be removed. It is the further opinion of Staff that the full legal authority of the City should be used to accomplish this removal. It is the further opinion of Staff that the use of legal authority should be tempered with understanding and natural justice on matters of housing and matters of compensation for the apparent owners of land and buildings within the Africville Area.

IT IS RECOMMENDED that the following general policies be adopted:

1. Families from the Africville Area should be offered alternative accommodation in subsidized rental housing projects. It is suggested that because of the unique position of Africville such offers should not be conditional upon income and that the City should take steps to attain agreement of the Province and the Federal Government in this respect.
2. That the subsidized rental housing offered to the residents shall be within projects constructed for the total population of the City and that no special project should be built for this community.
3. Where clear title to land and buildings rests with the City as a result of recent expropriations, apparent owners as of the date of expropriation be paid a gratuitous payment of \$500 each in exchange for a Quit Claim Deed and vacant possession of the property. Immediately vacant possession is taken by the City, the buildings would be demolished at City expense.
4. Where clear title does not rest with the City, expropriation will be carried out. Owners who are able to prove title can claim through the Courts for compensation and settlement will be affected through the Courts or by negotiation. Owners who are unable to prove title will be paid a gratuitous payment of \$500 in exchange for a Quit Claim Deed and vacant possession of the property. In each instance, vacant structures will be immediately demolished at City expense.
5. That if recommendations 1, 2, 3, and 4 are adopted, City Staff in conjunction with Welfare and Church organizations will immediately meet with leading members of the community to explain the City's position and the course of action proposed to be undertaken by the City.

*Approved By
Council
Oct 25/62*

The course of action outlined is one course of action which can be taken to eliminate unsatisfactory conditions in the Africville area. In the opinion of Staff, the course of action suggested is fair and equitable to all concerned. It would be accomplished over a period of time and through a gradual process as alternative housing becomes available.

The course of action suggested appears to be within the means of the City. If legal ownership cannot be proved by any resident of Africville, the total cost of acquisition and clearance would be of the order of \$40,000. Legal ownership can, of course, be proved in certain instances and there is no way of knowing exactly how much compensation might be awarded. It would seem, however, that the outside limit of City financial participation on acquisition and clearance would be about \$70,000.

It does not appear that assistance under Section 23 of the National Housing Act would be available to the City in the acquisition and clearance of these properties. Section 23 provides for compensation only in the event of legal rights of owners. Settlements proposed are essentially of the gratuitous nature and many are applicable to properties which, legally speaking, are now in the ownership of the City.

To: P. F. C. Byars, City Manager.
From: J. F. Thomson, City Assessor.
Date: September 7, 1962.
Subject: Africville.

As requested by His Worship the Mayor, I am attaching hereto assessment report relating to the above mentioned area.

The report is in two parts:

- (1) Buildings in area expropriated by the City for the Industrial Mile.
- (2) Buildings outside the Industrial Mile.

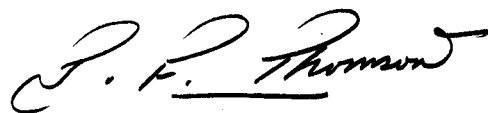
With respect to (1), I assessed these properties up to and including the civic year 1960. At that time I discussed the matter with the former City Solicitor, T. C. Doyle, and he advised me that as the City was the owner of all the improvements in the expropriated area they should be removed from the taxable roll.

With respect to (2), there are only 10 owners, exclusive of the Nova Scotia Light and Power Co. Ltd., who have a parcel of land for their transmission towers, that are assessed for land and improvements. The remainder, namely 27, are assessed for improvements only. This Department had no legal proof that these persons own the improvements but they were assessed on the basis that they claimed ownership. Assessments were placed on these 27 persons with the consent of the former City Manager, A. A. DeBard, Jr., with whom I had discussed this matter and I had also discussed the matter with the former City Solicitor, T. C. Doyle.

With regard to the remainder of the land in this area, exclusive of the above mentioned 10 owners, it is assessed to the City of Halifax.

I am attaching hereto map prepared by the Redevelopment Department indicating the location of the improvements in the area.

JFT/P
Atts.


CITY ASSESSOR.

AFRICVILLE

BUILDINGS IN AREA EXPROPRIATED BY CITY FOR INDUSTRIAL MILE

<u>MAP NUMBER</u>	<u>ASSUMED OWNER OF IMPROVEMENTS BEFORE EXPROPRIATION</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>
5)		In state of demolition	
6)		Shed	
7)		Shed	
8)		Shed	
9)		Dwelling	Edward Carvery
10)		Shed	Cyril Cassidy
11)		Shed	Russell Howe
16)		Shed	Lucy Carvery
19)		Dwelling	George Broney
21)	Estate William Carvery	Shed	George Mantley
22)		Dwelling	William Carvery
23)		Shed	Lewis Milsom
25)		Dwelling	James Whippy
26)		Shed	
27)		Dwelling	
28)		Dwelling	
29)		Shed	
36)		Shed	
37)		Dwelling	
14	Percy Howe	Dwelling	Percy Howe
12)		Dwelling	
13)	Est. Wm. H. Brown	Shed	William Walsh
15)		Shed	
20	Reginald Carvery	Dwelling	Helen Mansfield Gordon Anderson
21A	Not Known	Building under construction.	

AFRICVILLE (CONTINUED)

MAP NUMBER

ASSUMED OWNER OF
IMPROVEMENTS BEFORE
EXPROPRIATION

NATURE OF
IMPROVEMENTS

OCCUPANTS IN
DWELLINGS

24)
30)
31)
32)
33)
34)
35)
38)

Aaron Carvery

Dwelling
Shed
Dwelling (Unfinished)
Dwelling
Shed
Shed
Dwelling
Dwelling

Vacant

Aaron Carvery

Robert Marsman
Vacant

AFRICVILLE

BUILDINGS OUTSIDE EXPROPRIATED AREA

<u>MAP NO.</u>	<u>ASSUMED OWNER OF IMPROVEMENTS</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>	<u>ASSESSED FOR LAND</u>	<u>ASSESSMENT VALUE 1962</u>	<u>TAX PAYABLE 1962</u>	<u>REMARKS</u>
39) 40)	Wilfred Jackson	Shed Dwelling	Wilfred Jackson	No	No	Nil	Not listed on previous tax rolls.
41) 42) 43)	Daniel Izzard	Dwelling Dwelling Dwelling	Vacant Miss B. Kane Vacant	No	No	Nil	"
44) 45) 46)	Christina Downey	Dwelling Shed Shed	Christina Downey Howard Higgins	No	No	Nil	"
47) 48)	Est. Charles Tolliver	Shed Dwelling	Sarah Bayers	No	150.	3.45	
49) 50)	Mary Viola Carvery 86 Creighton St.	Dwelling Shed	Bernice R. Clayton	No	200.	4.60	
51) 52) 53) 54) 56)	Mrs. Ella Thomas	Dwelling Shed Shed Shed Shed	Mrs. Ella Thomas	No	250.	5.75	
55	Anthony Black	Dwelling	Anthony Black	No	No	Nil	Not listed on previous tax rolls.
57	Samuel Brown	Dwelling	Samuel Brown	No	50.	1.15	

AFRICVILLE (CONTINUED)

BUILDING OUTSIDE EXPROPRIATED AREA.

<u>MAP NO.</u>	<u>ASSUMED OWNER OF IMPROVEMENTS</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>	<u>ASSESSED FOR LAND</u>	<u>ASSESSMENT VALUE 1962</u>	<u>TAX PAYABLE 1962</u>	<u>REMARKS</u>
57A)	Robert Cassidy	Dwelling	Robert Cassidy	No	No		Not listed on previous tax rolls.
58) 58 A)	Elsie Desmond	Dwelling shed	Elsie Desmond	No	200.	4.60	
60	Nolan Carvery	Dwelling	Nolan Carvery	No	No	Nil	Not listed on previous tax rolls
61		Demolished					
62	Joseph Williams	Dwelling	Joseph Williams	No	650.	14.95	
63) 64)	Sarah MacLean	Shed Dwelling	Sarah MacLean Wm. Clark	No	No	Nil	Not listed on previous tax rolls
65) 66) 67) 68)	Stanley E. Dixon	Shed Shed Dwelling Shed	Stanley E. Dixon	No	400.	9.20	
69	Lloyd Farrell	Dwelling	Lloyd Farrell	No	No	Nil	
70	William Gordon	Dwelling	William Gordon	No	No	Nil	Not listed on previous tax rolls.

AFRICVILLE (CONTINUED)

BUILDING OUTSIDE EXPROPRIATED AREA.

<u>MAP NO.</u>	<u>ASSUMED OWNER OF IMPROVEMENTS</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>	<u>ASSESSED FOR LAND</u>	<u>ASSESSMENT VALUE 1962</u>	<u>TAX PAYABLE 1962</u>	<u>REMARKS</u>
71	William Clayton	Dwelling	William Clayton	No	No	Nil	Not listed on previous tax rolls
72) 74)	Metilda Newman	Shed Dwelling & Store.	Granville & Metilda Newman	No	800.) B.R. 250. R.R. 550. B.T. 60.	28.28	
73	Annabel Regis	Dwelling	William Fowler	No	100.	2.30	
75) 76)	Clement Marsman	Dwelling shed	Clement Marsman	No.	450.	10.35	
77) 86)	Percy Almon Carvery	Dwelling Dwelling	Percy A. Carvery Stanley Carvery	Yes	2800.	64.40	
80) 81) 82) 83)	Est. David Dixon	Dwelling Shed Shed Shed	David A. Dixon, Jr.	No	550.	12.65	
84) 85)	David A. Stewart	Shed Dwelling	David A. Stewart	Yes	1400.	32.20	
78) 79) 87) 88)	Est. John Mantley	Dwelling Dwelling Shed Dwelling	James Paris Dora Dixon Helena Paris Carter Thomas	Yes	4200.	96.60	

AFRICVILLE (CONTINUED)

BUILDINGS OUTSIDE EXPROPRIATED AREA

<u>MAP NO.</u>	<u>ASSUMED OWNER OF IMPROVEMENTS</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>	<u>ASSESSED FOR LAND</u>	<u>ASSESSMENT VALUE 1962</u>	<u>TAX PAYABLE 1962</u>	<u>REMARKS</u>
89) 90)	Mary Viola Carvery 86 Creighton St.	Dwelling Dwelling	Edward Dunsworth Charles Crouse Laura Howe	No	2400.	55.20	
91	Est. Arthur Dixon	Dwelling	Mrs. Theresa Dixon	No	1000.	23.00	
92	Arnold Howe	Dwelling	Arnold Howe	No	400.	9.20	
93) 102)	John Carvery	Dwelling Shed	John Carvery & George Grant	No	850.	19.55	
94	Est. May Dixon	Dwelling	Vacant	No	700.	16.10	
96) 99)	Est. Ellen Dixon, c/o Albert Sparks	Dwelling Canteen	Albert & Muriel Sparks.	No	1050.) 340.B.R. 710.R.R. 85.B.T.	37.75	
97) 98)	Etta Anderson	Dwelling Shed	Etta Anderson	No	No	Nil	Not listed on previous tax rolls
100) 101)	James Dixon	Dwelling Shed	James Dixon	No	1150.	26.45	
103) 104)	Est. Alfred Carvery c/o Emma Steede	Shed Dwelling	Leon & Emma Steede	No	200.	4.60	
105) 106) 107) 108)	Est. Roy Mantley	Dwelling Dwelling Dwelling Dwelling	Sarah Mantley Irene Mantley Myrtle Carvery William Parker	Yes	6650.	152.95	

AFRICVILLE (CONTINUED)

BUILDINGS OUTSIDE EXPROPRIATED AREA

<u>MAP NO.</u>	<u>ASSUMED OWNER OF IMPROVEMENTS</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>	<u>ASSESSED FOR LAND</u>	<u>ASSESSMENT VALUE 1962</u>	<u>TAX PAYABLE 1962</u>	<u>REMARKS</u>
109	Howard Byers	Dwelling	Howard Byers	No	600.	13.80	
110	Hazel Cassidy	Dwelling	Hazel Cassidy	No	150.	3.45	
111	Charles Brown	Dwelling	Charles Brown	No	No	Nil	Not listed on previous tax rolls.
112) 113)	William Carter	Dwelling Shed	William Carter	No	No	Nil	No assessment due to poor condition of property.
114) 115)	Douglas S. Chisholm	Shed Dwelling	Douglas S. Chisholm	No	No	Nil	" " "
116	Wennson Byers	Dwelling	Wennson Byers	No	No	Nil	" " "
117	Ronnie Byers	Dwelling	Ronnie Byers	No	No	Nil	" " "
118	Effie Flint	Dwelling	Effie Flint	No	No	Nil	" " "
119	Francis Flint	Dwelling	Francis Flint	No	No	Nil	" " "
120) 121)	Cecil Dixon	Dwelling Dwelling	Cecil Dixon John Tolliver	No	No	Nil	Not listed on previous tax rolls
122	Baptist Church						
123) 124)	Est. Harry Nicholas c/o Walter Nicholas	Shed Dwelling	Walter Nicholas	No	300.	6.90	

AFRICVILLE (CONTINUED)

BUILDINGS OUTSIDE EXPROPRIATED AREA

<u>MAP NO.</u>	<u>ASSUMED OWNER OF IMPROVEMENTS</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>	<u>ASSESSED FOR LAND</u>	<u>ASSESSMENT VALUE 1962</u>	<u>TAX PAYABLE 1962</u>	<u>REMARKS</u>
125) 126)	Est. James Hamilton c/o John Tolliver	Dwelling Dwelling	John Tolliver Robert Cassidy	No	1150.	26.45	
127	Est. Edward Dixon	Dwelling	Flemming Vemb Bernadine & Daniel Izzard	No	400.	9.20	
128	Ella Thomas	Dwelling	Unknown	No	No	Nil	Not listed on previous tax rolls.
130) 131)	Thomas Howe	Dwelling Shed	Thomas Howe	Yes	2050.	47.15	
132) 133)	Est. Elizabeth & Annie Mantley	Shed Dwelling	Charles Mantley	Yes	4600.	105.80	
134) 135) 136) 138)	Est. Sarah Brown c/o Hattie Carvery	Demolished Dwelling Dwelling Dwelling	Hattie Carvery (Operates Post Office) Clarence Carvery	No	1850.	42.55	
137	Herbert Carvery	Dwelling	Herbert Carvery	No	1000.	23.00	
139	Jack Carvery	Dwelling	Jack Carvery	No	700.	16.10	
140	Jessie Kane, Ruth Johnson, Lucinda Howe, Percy Thomas & Donald Thomas. (Heirs Mrs. Jessie MacDonald)	Vacant Land (Bldg. Demolished 1961)		Yes	14,100.	324.30	

AFRICVILLE (CONTINUED)

BUILDINGS OUTSIDE EXPROPRIATED AREA

<u>MAP NO.</u>	<u>ASSUMED OWNER OF IMPROVEMENTS</u>	<u>NATURE OF IMPROVEMENTS</u>	<u>OCCUPANTS IN DWELLINGS</u>	<u>ASSESSED FOR LAND</u>	<u>ASSESSMENT VALUE 1962</u>	<u>TAX PAYABLE 1962</u>	<u>REMARKS</u>
141)	Ralph Jones	Shed					
142)		Dwelling	Ralph Jones	Yes	5,550.	127.65	
143)		Dwelling					
144)	Kenrick & Kathleen Alcock	Shed	Kenrick &	Yes	1,150.	26.45	
145)		Dwelling	Kathleen Alcock				
146)		Dwelling					
147)	Joseph Skinner	Dwelling	Joseph Skinner	Yes	4,400.	101.20	
148)							

SUMMARY

Number of Assumed Owners of Improvements	63
Number of usable Dwelling Houses (The difference between number of owners and dwelling houses is due to some owners owning more than one dwelling.)	85
Number of Persons assessed	37
Number of Persons not assessed	<u>26</u>
	63

REASON FOR PERSONS NOT ASSESSED

(1) Owners formerly assessed for property in area expropriated for Industrial Mile and taken off tax rolls.	6
(2) Number of properties east of Gottingen Street and in very poor condition.	6
(3) Number of properties found in 1962 survey that, subject to condition, will be assessed for 1963.	<u>14</u>
	26.

To: Mr. P. F. C. Byars, City Manager
From: G. F. West, Commissioner of Works
Date: September 6, 1962.
Subject: Africville

In compliance with your recent request, we submit herewith our brief comments on Africville insofar as they involve the Works Department. In view of your recent report to Council on the subject, our comments will deal only with existing conditions and the difficulties to be faced if it is decided to rehabilitate the area for residential use.

The Works Department is concerned with the overall living conditions at Africville; but two main factors are associated more directly with the department than others:

1. Sewerage -- or lack of it,
2. Conditions of buildings.

1. Sewerage:

Sewers (and water) are essential to modern living in any community and would obviously make life more tolerable in Africville. It is unwise, however, to consider such installations until (a) the area is properly subdivided and a logical street pattern laid out; and (b) the buildings are correctly sited on adequately sized lots.

At the present time, buildings are located in a haphazard manner and one dwelling could actually be in the back yard of another. With the sanitary arrangements existing, this obviously is undesirable.

We might point out that a Mr. David Dixon leased a plot of land from the City in 1952 in the Africville area and moved a dwelling onto the site. There is no public sewer or water available at this location.

An estimate of the cost of installing sewers in Africville is a simple matter when a street pattern is agreed upon.

2. Conditions of Buildings:

The following statistics are on record in the Building Inspection Office for your consideration:

No. of dwellings	82
No. of outbuildings and sheds	63
Total No. of buildings	145
No. of families	77
No. of adults	158
No. of children	195
Total No. of people	353

Obviously, the majority of the buildings in the area can be recommended for demolition under Section 757 (Dilapidated Buildings); but this would mean 127 separate hearings before the Committee on Works and relocation of more than 50 families. City Council has gone on record as being opposed to ordering a building demolished unless the inhabitants thereof, especially children, have alternative accommodation. The

difficulties involved in relocating the entire community of Africville under such conditions is a social and economic problem and the answer, in our opinion, does not lie in the mere demolition of buildings at this time.

Ordinance #50:

Many references have been made to Ordinance #50 in discussions on Africville, but we fail to appreciate the advantage of an all out enforcement of the provisions of the Ordinance in this instance. This is a corrective Ordinance designed to improve existing conditions and failure to comply can only result in a fine if corrective measures are not undertaken within a specified time. There is no provision for demolition if an owner does not comply.


Eighteen dwellings in the area could meet Ordinance 50 requirements if sewer and water are provided or if septic tanks and individual wells are approved by the Health Board. This, of course, would not cure the problem and expenditure of any money on the buildings as presently located, would, in effect, perpetuate the Africville problem for many years. Ten of the above dwellings have masonry foundations and one has an inside toilet and bath (well and septic tank).

Conclusions:

We feel that the main problem at Africville is a Health Problem. Many residents drink from common wells which are more often than not contaminated. Adequate disposal facilities are non-existent.

Buildings in the area certainly for the most part are undesirable; but, by and large, they are one storey frame structures which would stand for a long time. Most are in a dilapidated condition but none are considered dangerous from a structural point of view. If Africville is to remain, the land should be properly subdivided and sewer and water installed. Existing buildings would, of necessity, have to be moved and properly sited on adequate lots or new units constructed. The difficulties involved in any attempt to move existing buildings are that under the provisions of the City Charter, they must be treated as new buildings. It is apparent to us, therefore, that if adequate housing is to be provided in the area for present residents of the area, it must be primarily new construction.

We recall that a committee of Council investigated the possibility of a limited dividend Housing Project for the area a few years ago, but the project did not become a reality for reasons which are not fully known to this writer.


G. F. WEST,
Commissioner of Works

GFW:mm

TAXES - AFRICVILLE AREA

The 1962 Tax Roll contains 39 assessments in the Africville area. Of the 39 properties assessed for 1962, on 8 the current taxes are paid, and 20 are in good standing with taxes paid up to and including the lien year 1959.

Total amount o/s on these 20 properties \$ 1,357.34

The remaining 11 have taxes o/s one as far back as 1947

1	from	1955
4	from	1956
1	from	1957
2	from	1958
2	from	1959

Total amount o/s on these 11 properties \$ 2,043.02

Notices of intent to sell for arrears of taxes have been sent by Registered Mail to the 11 persons assessed for these properties.

In addition to the above 39 properties assessed for 1962, there are 11 accounts with taxes o/s totalling \$ 2,991.88

\$ 6,392.24

COMPARISON OF TAX LEVY FROM 1959
TO 1962 SHOWING AMOUNTS COLLECTED
AND BALANCES O/S AT AUG. 29, 1962

	<u>Tax Levy</u>	<u>Collections to August 29, 1962</u>	<u>O/S Balance August 29, 1962</u>
1959	\$ 2,049.50	\$ 1,395.90	\$ 653.60
1960	2,177.73	1,204.38	973.35
1961	1,510.55	869.67	640.88
1962	1,598.68	472.18	1,126.50
	<u>\$ 7,336.46</u>	<u>\$ 3,942.13</u>	<u>\$ 3,394.33</u>
Total taxes o/s prior to 1959 at August 29, 1962			2,997.91
Total taxes o/s at August 29, 1962			<u>\$ 6,392.24</u>

Included in total arrears is the amount of \$2,276.06 covering taxes from 1948 to 1960, property formerly assessed to Est. William Carvery, now City of Halifax.

It is my understanding that the reason properties in the Africville area were not sold for arrears of taxes was because of the difficulty of obtaining proper descriptions. And this was further complicated where assessments were made for improvements only, because the person assessed did not have title to the land.

<u>ACCOUNT NO.</u>	<u>NAME & ADDRESS</u>	<u>LOCATION</u>	<u>1962 Taxes</u>	<u>OUTSTANDING</u>
60018	Joseph Skinner, 1803-05 Africville	1803-5 Africville	\$101.20	1961 Bal \$ 21.58 1962 <u>101.20</u> \$ 122.78
60019	Mrs. Kath. Howe & Kenneth Allcock, Africville	1809 Africville	\$ 26.45	PAID
60020	Ralph Jones 1811 Africville	1811 Africville	\$127.65	PAID
60021 60022	J. Kane, R. Johnson, L. Howe, P. D. Thomas, c/o Ruth Johnson Windsor Junction, Hants Co. N.S.	Africville	\$324.30	1962 Bal. \$ 184.30
60025	Herbert Carvery 1831 Africville	1831 Africville	\$ 23.00	\$ 23.00
60026	Est. Sarah Brown, c/o Mrs. Mattie Carvery, 1833 Barrington Street	1833 Africville	\$ 42.55	\$ 42.55
60028	Thomas H. Howe 1837 Barrington Street	1837 Africville	\$ 47.15	1961 \$ 44.08 1962 <u>47.15</u> \$ 91.23
60031	Est. James Hamilton c/o John Tolliver 1843 Barrington Street	1849 Africville	\$ 26.45	1960 \$ 28.41 1961 24.73 1962 <u>26.45</u> \$ 79.59
60032	Est. Harry Nicholas, c/o Walter Nicholas 1842 Barrington Street.	Africville	\$ 6.90	PAID
60035A	Mrs. Hazel Cassidy Africville	Africville	\$ 3.45	1961 \$ 3.23 1962 <u>3.45</u> \$ 6.68
60037	Howard Byers, Africville	Africville	\$ 13.80	1962 Bal. \$ 3.80
60040	Est. Alfred Carvery c/o Emma Steeds, Africville	Africville	\$ 4.60	\$ 4.60
60041	James E. Dixon Africville	Africville	\$ 26.45	\$ 26.45
60042	Arnold Howe Africville	Africville	\$ 9.20	1960 \$ 19.57 1961 8.60 1962 <u>9.20</u> \$ 37.37
60038	Est. Roy Mantley, Africville	Africville	\$152.95	1960 Bal. \$ 14.59 1961 142.98 1962 <u>152.95</u> \$ 310.52
60043	John Carvery, Africville	Africville	\$ 19.55	1961 Bal. \$ 3.28 1962 <u>19.55</u> \$ 22.83
60045	Est. Mrs. Ellen Dixon c/o Albert Spraks, Africville	Africville	\$ 33.53	PAID
60047	Percy Almon Carvery, Africville	Africville	\$ 64.40	\$ 64.40

<u>ACCOUNT NO.</u>	<u>NAME & ADDRESS</u>	<u>LOCATION</u>	<u>1962 Taxes</u>	<u>OUTSTANDING</u>
60049	Mrs. Metilda Downey-Newman, Africville	Africville	\$ 25.30	PAID
60050	Annabel Regis Africville	Africville	\$ 2.30	1960 \$ 10.92 1961 2.15 1962 2.30 \$ 15.37
60051	Elsie Desmond, Africville	Africville	\$ 4.60	1960 \$ 8.82 1961 4.30 1962 4.60 \$ 17.72
60053	Mrs. Ella Thomas, Africville	Africville	\$ 5.75	1960 \$ 21.60 1961 5.38 1962 5.75 \$ 32.73
60054	Mary Viola Carvery, 86 Creighton Street	Africville	\$ 4.60	\$ 4.60
60055	Est. Charles Tolliver, Africville	Africville	\$ 3.45	\$ PAID
60056	David A. Steward, c/o Camp Hill Hospital	Africville	\$ 32.20	1960 \$ 45.32 1961 30.10 1962 32.20 \$ 107.62
60058	Est. Arthur Dixon, Africville	Africville	\$ 23.00	PAID
60059	Mary Viola Carvery, 86 Creighton Street	Africville	\$ 55.20	1960 \$ 52.40 1961 51.60 1962 55.20 \$ 159.20
60023	Jack Carvery, 1829 Barrington Street.	1829 Africville	\$ 16.10	1958 \$ 26.25 1959 29.25 1960 30.90 1961 15.05 1962 16.10 \$ 117.55
	Sales Notice - November 14, 1961 - Registered #86 Notice - August 6, 1962			
60024	Fred Carvery, 1829 Barrington Street.	Africville	\$ 20.70	1957 Bal. \$ 14.83 1958 40.78 1959 44.48 1960 46.51 1961 19.35 1962 20.70 \$ 186.65
	Sales Notice - November 4, 1961 - Registered #87 Notice - August 6, 1962			
60027	Est. Eliz. Mantley & Annie Mantley, 1835 Barrington Street	1835 Africville	\$105.80	1955 Bal. \$ 5.22 1956 34.30 1957 45.50 1958 45.50 1959 50.70 1960 53.56 1961 98.90 1962 105.80 \$ 439.48
	Sales Notice - November 14, 1961 - Registered #88 Notice - August 3, 1962			
60030	Est. Edward Dixon, 1841 Africville	1841 Africville	\$ 9.20	1958 Bal. \$ 5.75 1959 17.55 1960 18.54 1961 8.60 1962 9.20 \$ 59.64
	Sales Notice - November 14, 1961 - Registered #89 Notice - August 6, 1962			

<u>ACCOUNT NO.</u>	<u>NAME & ADDRESS</u>	<u>LOCATION</u>	<u>1962 Taxes</u>		<u>OUTSTANDING</u>				
60044	Est. Mrs. Mary Dixon, Africville	Africville	\$ 16.10	1956	\$ 16.10				
				1957	20.13				
				1958	20.13				
				1959	22.43				
				1960	23.69				
				Sales Notice - November 14, 1961 - Registered #95	1961	15.05			
				Notice - August 6, 1962	1962	16.10			
						<u>16.10</u>			
						\$ 133.63			
				60046	John Mantley, c/o James Paris, Africville	Africville Lot #7	\$ 96.60	1947	\$ 14.40
1948	14.00								
1949	14.00								
1950	14.00								
1951	14.00								
1952	14.00								
1953	14.00								
1954	14.00								
1955	14.00								
1956	49.00								
1957	64.75								
1958	64.75								
1959	72.15								
1960	76.22								
Sales Notice - November 14, 1961 - Registered #96	1961	90.30							
Notice - August 6, 1962	1962	96.60							
		<u>96.60</u>							
		\$ 640.17							
60048	Clement Marsman, Africville	Africville	\$ 10.35					1956 <i>Bal.</i>	\$ 11.70
								1957	27.13
				1958	27.13				
				1959	30.23				
				1960	31.93				
				Sales Notice - November 20, 1961 - Registered #672	1961	9.68			
				Notice - August 6, 1962	1962	10.35			
						<u>10.35</u>			
						\$ 148.15			
				60052	Samuel Brown, Africville	Africville	\$ 1.15	1956	\$ 4.20
1957	5.25								
1958	5.25								
1959	5.85								
1960	6.18								
Sales Notice - November 14, 1961 - Registered #106	1961	1.08							
Notice - August 6, 1962	1962	1.15							
		<u>1.15</u>							
		\$ 28.96							
60057	Est. David Dixon, Africville	Africville	\$ 12.65	1956	\$ 26.60				
				1957	33.25				
				1958	33.25				
				1959	37.05				
				1960	39.14				
				Sales Notice - November 15, 1961 - Registered #103	1961	11.83			
				Notice - August 6, 1962	1962	12.65			
						<u>12.65</u>			
						\$ 193.77			
				60058A	Ernest Dixon, Africville.	Africville	\$ 9.20	1959	\$ 1.95
1960	8.24								
Sales Notice - November 15, 1961 - Registered #102	1961	8.60							
Notice - August 6, 1962	1962	9.20							
		<u>9.20</u>							
		\$ 27.99							
60058B	Joseph Williams, Africville	Africville	\$ 14.95	1959	\$ 18.53				
				1960	19.57				
				Sales Notice - November 15, 1961 - Registered #101	1961	13.98			
				Notice - August 6, 1962	1962	14.95			
						<u>14.95</u>			
		\$ 67.03							

<u>ACCOUNT NO.</u>	<u>NAME & ADDRESS</u>	<u>LOCATION</u>	<u>1962 Taxes</u>	<u>OUTSTANDING</u>
60036	Joseph Williams, Africville	Africville	-----	1956 \$ 6.02 1957 7.00 1958 7.00 1959 7.80 1960 8.24 1961 6.45 <u>42.51</u> \$ 42.51
60062	Reginald Carvery, Africville	Africville	-----	1956 \$ 18.90 1957 23.63 1958 23.63 1959 26.33 ✓ 1960 27.81 <u>120.30</u> \$ 120.30
60066 to 60071	Est. William H. Brown, Africville	Africville	-----	1956 \$ 53.20 1957 66.50 1958 66.50 1959 74.10 ✓ 1960 78.28 <u>338.58</u> \$ 338.58
60035	W. P. Gannon, 1821 Barrington Street	1847 Africville	-----	1947 \$ 7.20 1948 7.00 1949 7.00 1950 7.00 1951 7.00 1952 7.00 1953 7.00 1954 7.00 1955 3.50 <u>59.70</u> \$ 59.70
60051	Est. David Allan Dixon, Africville	Africville	-----	1955 \$ 3.28
60050	Aaron Carvery, Africville	Africville	-----	1960 \$ 17.51 ✓
60063	Est. William Carvery Africville	Africville	-----	1960 \$ 33.99 ✓
60065	Amos Emerson, Forrester Street	Africville	-----	1960 \$ 15.45 ✓
60061	Est. William Carvery, NOW CITY OF HALIFAX	Africville	-----	1948 \$ 157.50 1949 157.50 1950 157.50 1951 157.50 1952 157.50 1953 157.50 1954 157.50 ✓ 1955 157.50 1956 144.90 1957 203.00 1958 203.00 1959 226.20 1960 238.96 <u>2,276.06</u> \$ 2,276.06

<u>ACCOUNT NO.</u>	<u>NAME & ADDRESS</u>	<u>LOCATION</u>	<u>1962 Taxes</u>		<u>OUTSTANDING</u>
60046	Est. James Dixon, c/o Reginald Carvery, Africville	Africville	-----	1952 1953 1954 1955	\$ 10.50 10.50 10.50 <u>10.50</u> \$ 42.00
60047	Est. James Dixon, Africville	Africville	-----	1949 Bal. 1950 1951 1952 1953 1954 1955	\$.50 7.00 7.00 7.00 7.00 7.00 <u>7.00</u> \$ 42.50
60039	N. S. Light & Power Co. Ltd., Capitol Bldg., Barrington St.	Africville		\$ 75.90	PAID
				<u>\$ 1,598.68</u>	<u>\$ 6,392.24</u>
60033	Baptist Church, Africville	1962 Fire Protection only		\$ 5.55	PAID
60049-1	Granville Newman	Business Tax		\$ 2.98	PAID
60045-1	Mrs. Muriel Spraks	Business Tax		\$ 4.22	PAID
Total 1962 Tax Roll				<u>\$ 1,611.43</u>	
Total taxes o/s at August 29, 1962					<u>\$ 6,392.24</u>

A. J. MURPHY,
CITY COLLECTOR.

10/9/62
/d

File No. D862

Redevelopment Committee
November 19, 1963

Committee on Finance
November 21, 1963

TO: His Worship the Mayor and
Members of the Redevelopment Committee
and Committee on Finance

FROM: P. F. C. Byars, City Manager

DATE: November 13, 1963

SUBJECT: Property Acquisition - Africville

Attached is a copy of a letter dated October 31, 1963 from Mr. C. W. Moore on behalf of Mr. Joseph Skinner in Africville. Mr. Skinner is apparently anxious to dispose of his property to the City. Mr. Skinner's title to the property has not been checked but it seems probable that this is one of the cases where reasonable title is held.

City Council considered the attached report dated July 23, 1962 at a special meeting of the Committee of the Whole Council on October 25, 1962 and at its regular meeting on October 25, 1962. The decisions of Council at the October 25, 1962 meeting were as follows:

- "1. That the blighted housing and dilapidated structures in the Africville Area should be removed;
2. That the full legal authority of the City should be used to accomplish this removal;
3. That the use of legal authority should be tempered with understanding and natural justice on matters of housing and matters of compensation for the apparent owners of land and buildings within the Africville Area; and
4. That this policy be implemented with the utmost dispatch after its implications are fully conveyed to the residents affected and/or their representatives in consultation with church and welfare organizations."

Subsequent to the decisions of City Council, a series of meetings were held between the City and the Halifax Advisory Committee on Human Rights. This Advisory Committee represented the people of the Africville Area. At the request of the Halifax Advisory Committee on Human Rights, Staff also met with the people of the community. In addition, the Advisory Committee itself held numerous meetings.

At its meeting of September 13, 1963, City Council considered a brief from the Halifax Advisory Committee on Human Rights in respect of the Africville community. The essential recommendation contained within this brief involved the engagement of Doctor Albert Rose, Professor of Social Work at the University of Toronto. The Committee recommended that Doctor Rose be brought to Halifax to examine the community with a view to:

1. indicating whether, in his judgment, a study of the Africville Area in depth was indicated and,
2. if so, under what conditions this study should be undertaken.



Arrangements have been made for Doctor Rose to come to Halifax on November 25 and 26. During his visit, Doctor Rose proposes to talk to persons interested in and knowledgeable about the Africville community and it is expected that subsequent to his visit he will be able to recommend whether a study in depth would be advisable. The fee for Doctor Rose's visit will be \$250 plus expenses.

The approved 1963 Capital Budget contained an amount of \$60,000 for property acquisitions in the Africville Area during 1963. On September 12, 1963 City Council approved a Borrowing Resolution in this amount. This Borrowing Resolution has not yet been approved by the Province.

The City is now faced with a direct request to negotiate for the purchase of a particular property in the Africville Area. The discussions with the Halifax Advisory Committee on Human Rights and the Africville community have contemplated that the final course of action decided upon by the City would be a course of action applicable to all of the area. The general impression was that no member of the community would wish to dispose of his property until such time as the City had reached its final conclusion.

The City by passing a Borrowing Resolution has indicated that it is prepared to purchase properties in the Africville Area. The owner of the property in question has indicated that he would like to negotiate for purchase by the City. While other members of the community might wish that the owner had not offered his property to the City at this time, the owner is within his rights in doing so.

Under the circumstances, therefore, IT IS RECOMMENDED:

1. That authority be granted to pay Doctor Albert Rose the sum of \$250 plus travelling expenses in respect of his visit to Halifax on November 25 and 26. Funds would have to be provided under Section 316C. This will permit implementation of Council's previous decision on this matter.
2. That authority be granted to negotiate for the purchase of Mr. Joseph Skinner's property in the Africville Area. This authority would be conditional upon approval by the Provincial Government of the Borrowing Resolution passed by City Council at its meeting on September 12, 1963.

Respectfully submitted,



P. F. C. Byars
City Manager

RBG/meb
Attachments



C
O
P
Y

MOORE & MACDONALD

Barristers and Solicitors

290 Gottingen Street
Halifax, N. S.

31 October, 1963.

Mr. R. B. Grant,
Redevelopment Officer,
City of Halifax,
City Hall,
Halifax, Nova Scotia.

RE: Joseph Skinner, Africville

Dear Mr. Grant:

There is a strong possibility the above named man may be posted to Montreal soon in the course of his employment.

As you are aware, he applied some time ago for a building permit to erect a home on his land in Africville. This was turned down. I now understand that the City of Halifax is in a position to acquire land in Africville. Mr. Skinner would appreciate it very much if negotiations were begun between him and the City for the purchase of this land.

Yours very truly,

CECIL W. MOORE

/paa

CITY OF HALIFAX

AFRICVILLE

JULY 23, 1962

T A B L E O F C O N T E N T S

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INTRODUCTION

It might be considered desirable to develop a detailed history of settlement in the Africville Area. However, Professor Gordon Stephenson in his redevelopment study of the City of Halifax seems to have stated the problem of the area in a simple and precise manner. Professor Stephenson's comments are quoted below:

"There is a little frequented part of the City, overlooking Bedford Basin, which presents an unusual problem for any community to face. In what may be described as an encampment, or shack town, there live about seventy negro families. They are descendants of early settlers, and it is probable that Africville originated with a few shacks well over a century ago. Title to some of the land will be difficult to ascertain. Some of the hutted homes are on railway land, some on City land, some on private land. There will be families with Squatters Rights, and others with clear title to land which is now appreciating considerably in value.

The citizens of Africville live a life apart. On a sunny summer day, the small children roam at will in a spacious area and swim in what amounts to their private lagoon. In winter, life is far from idyllic. In terms of the physical condition of buildings and sanitation, the story is deplorable. Shallow wells and cesspools, in close proximity, are scattered about the slopes between the shacks.

There are no accurate records of conditions in Africville. There are only two things to be said. The families will have to be rehoused in the near future. The land which they now occupy will be required for the further development of the City.

A solution which is satisfactory, socially as well as economically, will be difficult to achieve. Africville stands as an indictment of society and not of its inhabitants. They are old Canadians who have never had the opportunities enjoyed by their more fortunate fellows."

Professor Stephenson's comments will serve as an introduction to this report which will attempt to review existing conditions and suggest ways in which the people in the area can be assisted.

THE AREA AND THE PEOPLE

Africville is a sprawling community overlooking the Bedford Basin. There are no legal boundaries to the community but the population is concentrated in three specific areas. The properties considered to form the community of Africville are indicated on Plan No. P500/46 attached.

BUILDINGS AND STRUCTURES

There are about 150 structures in Africville. Approximately 85 of these structures are of a residential nature. There is a church and two commercial buildings. The remaining structures are outbuildings used in conjunction with either the residential properties or the commercial buildings.

None of the structures in the area have been the subject of an intensive inspection under Provisions of the City Charter, or Ordinance 50. A casual inspection indicates, however, that the great majority of the buildings could be considered for demolition under the Provisions of the City Charter. Only the occasional structure would not be considered dangerous or dilapidated.

MUNICIPAL SERVICES

The community of Africville is not served with either piped sewer or piped water. Such roads as are in the area are unsurfaced. Sanitary conditions in the area are very unsatisfactory. Complete implementation of the requirements of the Health Statutes would undoubtedly indicate that few, if any, properties were fit for continued habitation.

THE PEOPLE

There are approximately 80 families in Africville. The total population amounts to about 370 people.

Some of the heads of families in the Africville area are regularly employed with the C. N. R., Dockyards, and with the City. Other persons work in seasonal employment and as domestic help. Some families have no apparent employment.

There is evidence to believe that some of the families have been residents of the Africville area for at least 40 years. Most of the families have been living in the area for at least 10 years. There does, however, appear to be a constant movement of persons in and out of the area and within the area. Absolute statistics are difficult to obtain.



OWNERSHIP OF LAND

It is very difficult to reach firm conclusions respecting ownerships of lands and buildings in much of the area known as Africville. Staff investigations indicate that the Nova Scotia Light and Power Company Limited and the C. N. R. in acquiring properties in the area also encountered difficulties in establishing clear titles.

In attempting to determine title, searches were started from the original land grants, which were made in the 1750's. There was a continuity to these grants to the year 1795 when records become very vague. The next clue to title appears in the City Atlas, 1878. This Atlas, which has no legal basis in fact, indicates that approximately 80% of the properties in the Africville area were owned by the City of Halifax.

There has been some clarification of title in recent years as a result of expropriations by the C. N. R. and by the City of Halifax. The C. N. R. rights-of-way and ownerships are indicated on Plan No. P500/46. The City acquired title to many of the properties in the southwesterly section of Africville when it expropriated for the Industrial Mile in 1957.

The area expropriated and which forms part of the Industrial Mile is also shown on Plan No. P500/46. Most of the lands were owned by the Halifax Relief Commission and the Canadian National Railways. Some of the residential properties within the expropriation area were thought to be in the ownership of the Estate of William Carvery and an amount of \$1 was paid into Court in respect of these properties. There has been no claim by the Estate of William Carvery. There have been no claims in respect of other residential properties within the expropriated area.

Further investigation of the title to lands in the north-eastern portion of the Africville community has lead to the discovery of 13 registered Deeds. The root of one title has been traced back to the turn of this century. The roots of the remaining titles are obscure and disappear from four to twenty-five years ago.

It seems quite possible that many of the families in the Africville area would be able to prove some element of ownership. It also seems probable that almost all rights of ownership would stem from Squatters Rights, which in turn passed through a process of unregistered Deeds to registered Deeds in the thirteen instances mentioned. There might be a few other registered ownerships that Staff were unable to locate.

It should also be noted that great difficulty has been encountered in attempting to plot the location of the lands covered by the thirteen registered Deeds. Eleven of the Deeds have been plotted in a very imprecise manner. It has been impossible to plot the location of the land in the remaining two Deeds.

Title to the Africville properties is in a chaotic state. While ownership of a sort could be proven in most instances, the expense of proving such title might be more than the property was worth.

ALTERNATIVE COURSES OF ACTION

As Professor Stephenson points out in his study, Africville presents an unusual problem for the City of Halifax. The community is, as far as can be determined, over 100 years old. Ownership to lands and buildings is very confused. The great majority of the structures are in such a state of disrepair and dilapidation that they could be ordered demolished under the provisions of the City Charter. Almost without exception, the buildings lack piped sewer and water and, as a consequence, could be ordered vacated under provisions of the various Health Statutes.

There appear to be three basic approaches available to the City. These are:

1. The City can do nothing about the problem--this has been the basic approach for over 100 years.
2. The City can make full use of its statutory powers to remove blight. It can limit compensation and assistance to the absolute minimum required by Law.
3. The City can use its statutory powers to remove the blight and, at the same time, temper justice with compassion in matters of compensation and assistance to families affected.

It appears to be generally agreed that something must be done to eliminate blight in the Africville area. Alternative 1 is not an acceptable solution to the problem. Alternative 2 is a possible solution to the problem and should be examined in detail. Alternative 3 is a probable solution to the problem and, because of this, must surely be examined.

The legal machinery available to the City for the removal of the present unsatisfactory housing conditions in Africville is as follows:

1. Almost all residential structures within the area could be ordered vacated under provisions of the various statutes applying to the occupancy of buildings.
2. The great majority of the structures in the area could be demolished under Provisions of the City Charter or under Provisions of the Fire Prevention Legislation.
3. The City could expropriate the vacant lands.
4. The City could order those properties now occupying City land to be vacated and arrange for their demolition immediately.

If this course of action is followed, families from the area would be forced to find their own alternative accommodation. The onus would be on these families to prove in Court their right to compensation for the lands and, in some isolated instances, the land and buildings taken from them. The probability is that compensation paid by the City would be very slight as proof of ownership would be very difficult to establish.

Absolute implementation of strict legal responsibility and authority does not in itself appear to provide a suitable solution to the total problem. Africville is a unique area and, in the interests of history and fair treatment to the residents, the approach should be tempered with natural justice. Alternative 3 appears to be the most acceptable approach to the problem.

Families displaced by redevelopment, by demolitions, or the implementation of Ordinance 50 in other areas of the City are, subject to certain conditions, offered decent, safe, and sanitary housing accommodation in public housing projects. There is no good reason why families from the Africville area should not be offered equal opportunity to better their conditions. The offer of alternative housing must be an integral part of the programme for Africville.

It seems to be the general opinion that most families in the Africville area would like to remain in that general location. Some of the conditions which influence the desire of families to remain in the area will disappear as more attention is focused on the area. The City must determine whether it is prepared to provide housing in the location or whether alternative housing in other locations would serve to satisfy any moral obligations to the families displaced. Despite the wishes of many of the residents, it would seem desirable on social grounds to offer alternative housing in other locations within the City. The City is a comprehensive urban community and it is not right that any particular segment of the community should continue to exist in isolation.

The City is now studying a major subsidized rental public housing project in the Uniacke Square Area. This project is intended to create approximately 1,100 family housing units. These housing units are designed to assist all those families from all of the City who are unable to provide themselves with decent accommodation. This project, when started, could easily provide the alternative housing for the 80 families now living in the Africville area.

Aside from the apparent social necessity to integrate the Africville community with the City as a whole, there appear to be sound financial reasons why this should be done. A separate housing project for the Africville community would necessitate the construction of a project which might well cost \$800,000. This project might be built with assistance under Section 36 of the National Housing Act but such assistance might be somewhat difficult to obtain. Section 36 projects are not normally built for a particular segment of the community. In addition, family incomes from the Africville area would probably not be sufficient to produce the average shelter rental required from such projects. In other words, the Africville community might not by itself be able to create the average rentals required for a Section 36 project whereas, if it were integrated with the community at large, incomes would not likely create a major problem in relation to the required average rental.

The second point of significance respecting assistance for the Africville community pertains to the matter of compensation for the loss of property. It has been previously indicated that most properties could be ordered demolished under the Provisions of the Charter. No compensation could be legally claimed from the City as a result of these demolitions. It has also been stated that the lands could be expropriated and that many occupiers of the lands would have difficulty in proving title to the lands so taken.

In other parts of the City, these same actions are taken under Provisions of the City Charter. Owners are not compensated for buildings demolished and owners must prove title through the Courts in order to qualify for compensation for lands and buildings expropriated. While unfortunate precedents can be established by deviating from the strict letter of the Law, there seems to be merit in some deviation in the case of Africville. Africville is unique and, if deviations are permitted, it could be with the clear understanding that such deviations were for Africville and Africville only. Many of the families in Africville have occupied quarters in the area for generations.

It is suggested that natural justice requires an unusual approach to the question of compensation. Some families will be able to prove a legal right to just compensation. Others will have no claim whatsoever. The latter group, subject to certain safeguards, might be offered a gratuitous payment in return for a Quit Claim Deed to all of their interest in a particular property.

Gratuitous payments could only be made by the City if special legislation is obtained from the Provincial Government. Such gratuitous payments would have to be carefully controlled so that only deserving persons would receive them. This control might be attained by requiring that the claimant obtain an affidavit from his Minister or some other responsible person to the effect that the claimant was the apparent owner of the property for a period of five years. If properties have apparently changed hands in the period covered by the affidavit, the new apparent owner could be compensated if he could obtain a sworn affidavit from the original owner confirming that a purchase and sale transaction between the two had in fact taken place. Alternatively, the new apparent owner might present written evidence of the transaction.

CONCLUSIONS

It is the opinion of Staff that the blighted housing and dilapidated structures in the Africville area should be removed. It is the further opinion of Staff that the full legal authority of the City should be used to accomplish this removal. It is the further opinion of Staff that the use of legal authority should be tempered with understanding and natural justice on matters of housing and matters of compensation for the apparent owners of land and buildings within the Africville Area.

IT IS RECOMMENDED that the following general policies be adopted:

1. Families from the Africville Area should be offered alternative accommodation in subsidized rental housing projects. It is suggested that because of the unique position of Africville such offers should not be conditional upon income and that the City should take steps to attain agreement of the Province and the Federal Government in this respect.
2. That the subsidized rental housing offered to the residents shall be within projects constructed for the total population of the City and that no special project should be built for this community.
3. Where clear title to land and buildings rests with the City as a result of recent expropriations, apparent owners as of the date of expropriation be paid a gratuitous payment of \$500 each in exchange for a Quit Claim Deed and vacant possession of the property. Immediately vacant possession is taken by the City, the buildings would be demolished at City expense.
4. Where clear title does not rest with the City, expropriation will be carried out. Owners who are able to prove title can claim through the Courts for compensation and settlement will be affected through the Courts or by negotiation. Owners who are unable to prove title will be paid a gratuitous payment of \$500 in exchange for a Quit Claim Deed and vacant possession of the property. In each instance, vacant structures will be immediately demolished at City expense.
5. That if recommendations 1, 2, 3, and 4 are adopted, City Staff in conjunction with Welfare and Church organizations will immediately meet with leading members of the Community to explain the City's position and the course of action proposed to be undertaken by the City.

The course of action outlined is one course of action which can be taken to eliminate unsatisfactory conditions in the Africville area. In the opinion of Staff, the course of action suggested is fair and equitable to all concerned. It would be accomplished over a period of time and through a gradual process as alternative housing becomes available.

The course of action suggested appears to be within the means of the City. If legal ownership cannot be proved by any resident of Africville, the total cost of acquisition and clearance would be of the order of \$40,000. Legal ownership can, of course, be proved in certain instances and there is no way of knowing exactly how much compensation might be awarded. It would seem, however, that the outside limit of City financial participation on acquisition and clearance would be about \$70,000.

It does not appear that assistance under Section 23 of the National Housing Act would be available to the City in the acquisition and clearance of these properties. Section 23 provides for compensation only in the event of legal rights of owners. Settlements proposed are essentially of the gratuitous nature and many are applicable to properties which, legally speaking, are now in the ownership of the City.

CONFIDENTIAL

TO: Members of the Sub-Committee on Africville
 FROM: P. F. C. Byars, City Manager
 DATE: November 12, 1964
 SUBJECT: Africville



On January 16, 1964, the City Council of Halifax approved the recommendations concerning the relocation of the residents of Africville. In essence, the City of Halifax committed itself to compensate the residents of the area for all legal and moral claims to ownership to property, to provide alternate housing at reasonable rentals and to provide guidance and casework service with regard to employment, education and personal problems.

Housing

There are a number of home owners in the community of Africville who have a bona fide title to their property either by deed or through possession. However, in general, the land titles are very difficult to determine and much time and effort is necessary to define who are the legal owners. It has been generally agreed that in instances where there is no clear legal title, the City of Halifax will recognize any reasonable title; the value of the property in all cases can best be determined by individual appraisals. In instances where there is no land value but only a building, the policy is that a basic \$500.00 settlement be considered and that other factors such as the size of the family, marital status and individual circumstance, be taken into consideration. Also with regard to the purchase and eventual settlement with the City, it has been recommended that assistance be made available for the purchase of household goods to families where such need is exemplified.

General Progress

Since June, 1964 approximately 53 out of a possible 75 families have been visited regarding their eventual relocation. Several families have been seen on a regular basis because of their particular position within the community. These persons such as Mr. & Mrs. Steed, Mr. H. Carter, Mr. George Mantley etc. are involved with the Human Rights Advisory Committee, whose particular function is to guide the residents in making reasonable and just decisions.

The City of Halifax has acquired 8 buildings since June, 1964 and at the present time there are 13 property owners who are under active negotiations with the City of Halifax. These settlements when completed, will mean the acquisition of 21 buildings. The reason for the apparent delay in completing these settlements is due to the difficulty in determining the rightful owner. However, these hurdles are being overcome and all residents and owners involved appear to be satisfied with the action taken by the City.

Four families have been relocated in alternate housing and it is significant to report that three are being assisted with their rentals by the City of Halifax. This form of assistance was necessary so that these families could live decently in their new accommodations. Many more families will have to be assisted in this manner for a period of time until they are able to adjust to their new way of living. Many of the residents of Africville have been living on a non-rental basis for years and it will take time for them to adjust their income accordingly.

Employment and Education

The matter of employment is one in which the Social Worker has become actively involved. It is difficult to give the percentage of those in Africville who are actually unemployed. Practically every male in the community is able to make himself available at the City Dump and from this source, find enough scrap iron etc. to net him anywhere from \$15.00 to \$50.00 per week. This is hardly an acceptable form of employment but at least the money involved can be used as legal tender.

Gradually, inroads are being made into finding steady employment for a few of the residents who do not wish to take advantage of the scholastic programme and who are not satisfied with prospects of spending all their life on the City Dump. Several cleaning establishments in Halifax have been contacted and the reception from the managers has been encouraging.

Another problem is the educational level of those seeking permanent employment. Toward this end, an accelerated scholastic programme was discussed with the Adult Division of the Department of Education; these classes are now being held twice weekly, with 15 adult students in attendance. The idea behind this programme is that a student entering with grade seven could be promoted to grade eight, thereby qualifying for admittance to the Trades School. For students, with less than grade 7, their programme will be designed accordingly depending upon their interest and willingness to perform.

Casework Service

The Social Worker has been contacted on several occasions for advice regarding the various types of Government Welfare Assistance. Particular problems have been discussed and satisfactory results have followed. These problems generally were concerned with the older residents regarding their eligibility for O.A.A., O.A.S. and D.P.A.* Some were backward in applying because of their background, others because they were unable to read or write and of course the retarded person, who had no one to ask about what might be available in the way of assistance.

It was suggested that the Social Worker should make himself available to the community for consultation on one or two days per week. The feeling was that, for some it would be difficult to get transportation to and from the City. In line with this thinking, the Social Worker made himself available at the Church Hall two days per week - the result was that no one appeared. It has been found that interviews with people in their own homes is much more productive because the person involved is much more relaxed.

In conclusion, it seems to be that the residents of Africville are accepting the fact that the City of Halifax is attempting to complete settlements on as fair and just basis as possible. There are pockets of suspicion especially among the older residents, who plan to "wait and see" if the recommendations enunciated by the City will be acted upon. These suspicions have to be recognized and evaluated but through positive action, these suspicions are slowly but gradually being allayed.

- * O.A.A. - Old Age Assistance
- O.A.S. - Old Age Security
- D.P.A. - Disabled Persons Allowance

3.

It is significant to mention that those who in the beginning were the most adamant and vociferous in their stand are now in the process of negotiating actively with the City of Halifax.

Respectfully submitted,



P. F. C. Byars
City Manager

PJM/reo

TO: Members of the Sub-Committee on Africville

FROM: P. F. C. Byars, City Manager

DATE: November 19, 1964

SUBJECT: Purchase of Property No. 104 - City Plan No. P500/46

The above property, which measures approximately 117' x 117' on City Plan No. P500/46 as No. 92, 93, and 104, is jointly owned by Mr. and Mrs. Steede, Mrs. John Carvery, Mr. Arnold Howe, and Miss Brenda Howe.

Originally, the property was owned by a Doctor Hawkins and in 1912 the Hawkins' property was purchased by Mr. Alfred Carvery. The deed, which was written in 1912 conveying the Hawkins property to Mr. Alfred Carvery, has been verified and according to the opinion of the City Solicitor appears legal and valid.

Mr. Alfred Carvery died intestate in 1951, which meant that his property devolved to his children, Emma, Margaret, Mary, and John. Mrs. Carvery pre-deceased her husband by two or three years. Emma, now Mrs. Emma (Leon) Steede; John, now deceased, but survived by his wife, Mrs. Dorothy Carvery; Margaret, now Mrs. Margaret Crawley (husband, Edward deceased); and Mary, deceased but survived by her husband, Thomas Howe and two children, Arnold and Brenda Howe.

* * * * *

Mr. and Mrs. Leon (Emma) Steede have decided to sell their portion of the Alfred Carvery Estate to the City of Halifax. Their portion also includes the portion which Mrs. Steede's sister, Mrs. Margaret Crawley, owns. Mrs. Crawley has signed a document conveying her portion of the Alfred Carvery Estate to Mrs. Emma Steede; the only concession being that Mr. and Mrs. Steede will provide accommodation for Mrs. Crawley in a new home.

The section of land claimed by Mr. and Mrs. Steede measures approximately 117' x 58½'; located on this parcel of land is the Steede home plus an out building and a well. The Steede home is a seven room frame dwelling with a stone and cement foundation. The roof is partly new and is covered with roll roofing. The appraised value of the house, according to the independent appraisals, is \$1,000 and the value of the Steede section of the land is estimated at being \$2,400. Therefore, the total appraised value would amount to \$3,400.

Mr. and Mrs. Steede are in the process of negotiating for a home on Gottingen Street. This property is ideally located as far as Mr. and Mrs. Steede are concerned. It is in close proximity to Mr. Steede's place of employment (Dockyard) and it is in an area where they will be accepted. The seven rooms will adequately house Mr. and Mrs. Steede, their four children and Mrs. Steede's sister, Margaret.

Both Mr. and Mrs. Steede are in their middle sixties and are not disposed to becoming involved in a rental or high mortgage form of agreement. Mr. Steede has approximately two more years to work before he is discharged on Pension from the Dockyard. This will mean a substantial decrease in his monthly wages and will necessitate rearranging his budget to meet daily living expenses. It should also be mentioned that Mrs. Steede is not well physically and has been advised by her family Doctor to move out of Africville.

Mrs. Steede is a member of the Human Rights Advisory Committee and through the years has attempted to carry the load for the other members of the community. Mr. Steede's family is not in a position to contribute toward the support of their parents. One boy, Robert, is a deaf mute; Gary is attending school; Brenda, Mrs. Steede's niece, is now attending school; Brenda's three month old daughter is also being maintained by Mr. and Mrs. Steede. Mr. and Mrs. Steede feel they have a parental obligation toward these children and have accepted this fact as a duty and right.

Therefore, from the sale of their property, Mr. and Mrs. Steede feel that their remuneration should be sufficient to purchase the property on Gottingen Street, which is selling for \$13,500.

It is suggested that the Sub-Committee of Council review this case so that actual negotiations can be either confirmed or held in abeyance.

Respectfully submitted,



P. F. C. Byars
City Manager

PJMacD/meb

TO: Members of the Sub-Committee on Africville
FROM: P. F. C. Byars, City Manager
DATE: November 24, 1964
SUBJECT: Purchase of Property No. 105, 106, 107 and 108,
City Plan No. P500/46

In 1941, Mr. Roy Mantley purchased a parcel of land in Africville from a Mr. James C. MacIntosh, Broker, Halifax. This piece of land is described in a deed which was given to Mr. Mantley at the time of the purchase. The Mantley property is 193' x 149' in area and is identified on City Plan No. P500/46 as being No. 105, 106, 107, and 108. In 1962, the Mantley property was assessed for \$6,650 and yearly taxes amount to \$152.95. Taxes are outstanding to the amount of \$519.61 including interest. There is also a Victoria General Hospital Account outstanding amounting to \$101.75.

There are four dwellings on this property, three of which are being rented by Mrs. Mantley at the rate of \$20 per month. The fourth dwelling is Mrs. Mantley's home; it is a four room frame structure in fairly good repair but lacking modern services. The other three buildings are not in as good condition as Mrs. Mantley's home and certainly would not pass even the minimum standards as set forth in City of Halifax Ordinance No. 50.

Since Mrs. Mantley has indicated her intention of negotiating a settlement with the City of Halifax, two independent appraisals have been requested. The lowest appraisal was \$11,200 and the highest, \$11,500. During interviews with Mrs. Mantley, she has mentioned that she is willing to negotiate a settlement for \$20,000.

Mrs. Sarah Mantley is an elderly lady (79 or 80 years of age) and for the past two years has been in ill health. Mrs. Mantley is becoming forgetful and is a source of worry to her neighbours. Some persons in the community have taken advantage of Mrs. Mantley by charging long distance telephone calls to her number. Mrs. Mantley's telephone bills have on occasions exceeded \$85 per month - the result was that Mrs. Mantley's telephone service had to be discontinued because of non-payment of bills.

It is the general consensus of opinion in the community that it would be to Mrs. Mantley's advantage if she were to sell and move away with her adopted daughter.

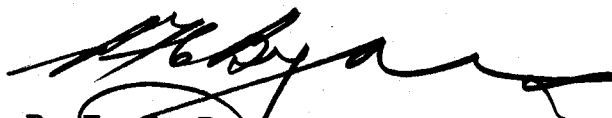
Mr. and Mrs. Roy Mantley were married in 1934. They did not have a family but through the years brought up two children. Mrs. Mantley refers to these children as being her adopted family but there is no evidence to verify the fact that these children were ever legally adopted. Popular opinion with the older residents in the community is that the Mantley children, so called, were never legally adopted. Mrs. Mantley's husband, Roy Mantley, died intestate approximately five or six years ago and, therefore, the property devolved to his wife, Sarah Mantley.

It is suggested that:

- (a) the City of Halifax consider Mrs. Sarah Mantley as the alleged owner of property identified by Buildings No. 105, 106, 107, and 108 on City Plan No. P500/46;

- (b) the City offer alternate accommodations to those who are renting from Mrs. Mantley:
- (i) Miss Myrtle Carvery and family
 - (ii) Mr. and Mrs. William Parker and family
 - (iii) Mr. and Mrs. Ernest Flint and family;
- (c) The City of Halifax consider the purchase price of \$12,121.36 as being fair and reasonable for buildings and land. \$11,500 of this amount will be paid to Mrs. Mantley; \$519.51 applied to the outstanding taxes and \$101.75 applied against the outstanding Victoria General Hospital account. It should be noted that Mrs. Mantley is requesting \$20,000 for her property;
- (d) Buildings No. 105, 106, 107, and 108 to be demolished as soon as they become vacant.

Respectfully submitted,



P. F. C. Byars
City Manager

PJMacD/meb

TO: Members of the Sub-Committee on Africville
FROM: P. F. C. Byars, City Manager
DATE: November 24, 1964
SUBJECT: Acquisition of Property No. 125, 126, City Plan P500/46

Approximately 40 years ago, Mr. John Tolliver (now deceased) purchased property No. 125 and 126 from Mr. James Hamilton. All documents concerning the purchase and description of the land have either been lost or destroyed by fire, which makes it difficult to accurately describe or plot the Tolliver property.

The older residents of the Community, including Mrs. Tolliver, have stated that the approximate dimensions of the property when purchased were 100' x 100'. These persons can point out barely recognizable markers fronting Barrington Street and running lengthwise in a northerly direction toward Bedford Basin. Through the years, the shoreline has receded and has given the property a somewhat angular appearance. Presently, the Tolliver property measures approximately 100' x 60'. Also, it is the general consensus of opinion that the land and buildings are owned by Mrs. Tolliver and her son, John Tolliver, and that land and buildings were purchased by John Tolliver from James Hamilton.

Located on the Tolliver property are five buildings, two of which are being used as dwellings and three as out buildings. Mrs. Tolliver's house is a 6 room frame dwelling, and is in only a fair state of repair. Immediate repairs should be made to both the interior and exterior if it is to be made reasonably habitable for the coming winter. The other dwelling houses a Mr. Robert Cassidy and his family. This dwelling was originally used as a garage but approximately seven years ago, it was partitioned inside and rented to Robert Cassidy.

The taxes on the property are outstanding for the years 1962, 1963, and 1964. The dwelling occupied by Mr. Cassidy is taxed for 1964 which is the first record of a tax rate on this particular building. The total taxes outstanding plus interest amounts to \$81.08. There is no record of any outstanding Victoria General Hospital Account according to information from the Hospital Accounts Division excepting a \$7.00 expenditure for eyeglasses.

Two independent appraisals were requested, as per policy procedure, in settlements involving land and buildings, where there is a reasonable semblance of title. The maximum appraised value given was \$5,000.

In September, 1964, Mr. John Tolliver died intestate and, therefore, his property devolves to his son and wife. There appears to be a good relationship between mother and son and any reasonable settlement which is made will be acceptable to both mother and son. Mrs. Tolliver has indicated that both she and her son are prepared to negotiate a settlement with the City of Halifax for \$6,000. If such a settlement is accepted by the City, then Mrs. Tolliver and her family will move to an apartment in Mulgrave Park. It has been established that a three bedroom apartment will be available for Mrs. Tolliver as soon as possible after a settlement is made.

Mrs. Tolliver's financial condition is only fair and her income amounts to approximately \$120 per month. This includes the one-half interest of her late husband's superannuation (\$37); Old

Age Assistance (\$58); and Family Allowance for her grand-daughter (\$8). It is possible that if a settlement is negotiated, Mrs. Tolliver's Old Age Assistance may be cancelled or drastically reduced. The reason for the possible cancellation and/or reduction is because the Federal Government regulations concerning income for Old Age Assistance Recipients has to be considered when such applications are processed. The maximum allowable income including Old Age Assistance for a single person is \$1,260 per year. Income is determined by dividing 5, i.e., the five years between 65 and 70, into the amount of money involved. At 70 years, Mrs. Tolliver will qualify for Old Age Security but in the meantime she will have to use a portion of her settlement to maintain herself and family at Mulgrave Park. It is difficult to estimate the contributions of her son John because he is irregularly employed as a porter with the C. N. R. However, it is reasonable to expect that John Tolliver (Jr.) should contribute at least \$20 per month toward his mother's maintenance.


Mrs. Tolliver is an elderly lady (68 years) and is in poor health. She is receiving treatment from Doctor Knodell for high blood pressure and an acute asthmatic condition. She feels that she cannot spend another winter in her present home because it is cold and draughty. Because of her son John's irregular employment with the C. N. R., Mrs. Tolliver has to depend on the charity of neighbours to keep her supplied with firewood.

Also to be considered is the fact that Mrs. Tolliver is maintaining her eleven year old granddaughter, Eileen David. Mrs. Tolliver has been maintaining Eileen David since infancy because the child's parents separated and there did not appear to be anyone who would take over the responsibility of providing a home. As in many instances in the community, this form of charitable behaviour appears to be the rule rather than the exception.

It is being suggested, therefore, that the City of Halifax:

- (a) consider Mrs. Evelina Tolliver and her son, John Tolliver, as the alleged owners of property No. 125 and 126, Africville;
- (b) consider the purchase price of \$6,088.08 as reasonable keeping in mind the various factors such as Mrs. Tolliver's age, family responsibility, income and health. \$6,000 of this amount would be made payable to Mrs. Tolliver; \$81.08 would be applied against the outstanding taxes; and \$7.00 applied against the account for eyeglasses.
- (c) that a Quit Claim Deed be signed by Mrs. Tolliver and her son in favour of the City of Halifax;
- (d) that alternate accommodations be offered to Mr. Robert Cassidy and his family;
- (e) that properties No. 125 and 126 be demolished as soon as they have been vacated.

Respectfully submitted,


P. F. C. Byars
City Manager

PJMacD/meb

TO: Members of the Sub-Committee on Africville
FROM: P. F. C. Byars, City Manager
DATE: November 25, 1964
SUBJECT: Purchase of Property No. 130 and 131 - City Plan No. P500/46

Mr. Thomas Howe is the alleged owner of Property No. 130 and 131, City Plan No. P500/46 and has indicated his intention of completing a settlement with the City of Halifax.

Mr. Thomas Howe's father, William, bought property No. 130 and 131 from a Mr. Bailey in 1904. The dimensions of the property as described in the deed given by Mr. Bailey to Mr. William Howe, is 150' x 33'. In the early 1950's, the dwelling occupied by William Howe and his family was destroyed by fire. Mr. Thomas Howe owned a home on lower Gottingen Street and after the old family home was destroyed moved his home on to his father's property. Subsequently, Mr. William Howe deeded the land to his son, Thomas. Mr. Thomas Howe has all the documents pertaining to the transfer and will present them for verification upon request.

The dwelling occupied by Mr. Howe is a four room, one and one-half storey frame structure. The exterior is finished with asphalt brick siding and cedar shingles; the roof is covered with roll roofing and there is a part basement measuring approximately 10' x 10'.

Mr. Howe is renting another building which is located at the north end of the property to Mr. Thomas and Miss Parris at the rate of \$19 per month. This building is approximately 13' x 24' in size and is in a poor state of repair.

Mr. Thomas Howe's property (No. 130 and 131) is assessed for \$2,050 and taxes amount to \$47.15 yearly. Taxes on this property are outstanding to the amount of \$55.95. There is also an outstanding Victoria General Hospital Account to the amount of \$4.10.

According to established policy, two independent appraisals have been requested and received. The lowest appraised value received was \$3,500 and the highest was \$4,725. Mr. Howe was advised on several occasions to have an appraisal of his own completed so that all concerned will be satisfied with the actual settlement. Mr. Howe feels that such an expenditure on his part would be unnecessary. If the City of Halifax will consider a cash settlement of \$6,000, Mr. Howe has stated that he will be satisfied, although he would like to get more money if it is possible.

Mr. Howe is steadily employed at the Halifax Forum and his income amounts to approximately \$175 a month. He owns a 1962 Chevrolet one-half ton truck, which he uses during and after working hours to haul coal and garbage. The general feeling in the community is that Mr. Howe is a very industrious individual and that very rarely does he lose time from work because of his drinking problem. Mr. and Mrs. Howe are separated and have been separated for the past few years. The reason for the separation was caused by Mr. Howe's excessive use of alcoholic beverages. Alternate accommodations were provided at 876 Barrington Street for Mrs. Howe and the family because the home in which she was living in Africville was sold to the City of Halifax.

There is a possibility that upon the successful completion of a property settlement with the City, Mr. and Mrs. Howe may decide to assume their role as husband and wife. Mrs. Howe might consider such a proposal should Mr. Howe agree to moderate his drinking habit.

It is suggested that:

- (a) Mr. Thomas Howe be considered as the alleged owner of Property No. 130 and 131, Africville;
- (b) The City of Halifax consider a property settlement with Mr. Howe for \$5,060.05; \$55.95 of this amount to be applied against the outstanding taxes and \$4.10 to be applied against the Victoria General Hospital Account. The remaining \$5,000 is to be paid to Mr. Howe subject to (c) below;
- (c) A portion of Mr. Howe's settlement be used to purchase necessary furniture for his wife, Mrs. Laura Howe;
- (d) Alternate accommodations be offered to Mr. Thomas Howe and Miss Parris and their three children;
- (e) Dwellings No. 130 and 131 be demolished as soon as they become vacant.

Respectfully submitted,

P. F. C. Byars
City Manager

PJMacD/meb

Finance and Executive
Committee
January , 1965

TO: His Worship the Mayor and
Members of the Finance and
Executive Committee

FROM: P. F. C. Byars, City Manager

DATE: December 22, 1964

SUBJECT: Africville- Bldgs. No. 110 and 111, City Plan P500/46

On October 19, 1964, City Council agreed to an amended Staff recommendation that the City settle with Mrs. Florence Anderson for the sum of \$1,619.46. This amount included the \$1,000 which is to be paid to Mrs. Anderson for her share in the property, the sum of \$495.46 for outstanding taxes and \$123.90 for outstanding Victoria General Hospital Account.

Staff has been recently advised that the outstanding Victoria General Hospital Account of \$123.90 does not apply to Mrs. Florence Anderson but should be included in the Victoria General Hospital Account which is owed by Miss Hazel Cassidy who occupies building No. 110 on a non-rental basis. Miss Cassidy owes the Victoria General Hospital \$616.30.

In order to finalize this settlement, City Council is being asked to consider the following suggestion:

1. that the City of Halifax agree to settle with Mrs. Florence Anderson for the sum of \$1,495.46; \$1,000 of this amount to be paid to Mrs. Anderson for her share plus the one-half share which was assigned to her by her nephew, Mr. Joseph Sealey, and \$495.46 applied against the outstanding taxes.
2. that the City of Halifax agree to pay Miss Hazel Cassidy \$1,616.30; \$1,000 of this amount to be paid to Miss Cassidy in return for a Quit Claim Deed in respect of building no. 110 and \$616.30 applied against Miss Cassidy's outstanding Victoria General Hospital Account.

Respectfully submitted,


P. F. C. Byars
City Manager

PJM/reo

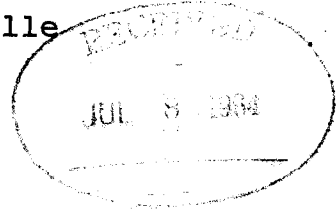
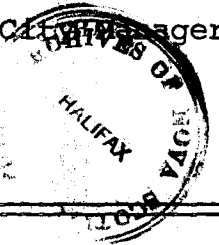


Main
File - Africville
File

C
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File No. D862

TO: Members of the Sub-committee on Africville
FROM: P. F. C. Byars, City Manager
DATE: June 19, 1964
SUBJECT: Africville



Attached is a copy of a general report on Africville dealing with certain basic principles relating to the gradual movement of the community. A meeting of the Council's Sub-committee on Africville, consisting of Alderman Healy, Chairman, Alderman LeBlanc, and Alderman Richard, has been called for 3 P. M. on June 23, 1964 in the Council Chambers to consider this report.

At the meeting, it is also expected that discussion can take place on one possible settlement in the Africville area. At the same meeting, a brief verbal review of negotiations to date will be considered.

Respectfully submitted,

(Sgd.) P. F. C. Byars
City Manager

RBG/meb
Attachment

INTRODUCTION

On January 16, 1964, City Council approved of the recommendations contained within a Staff report, dated July 23, 1963, and a report prepared by Doctor Albert Rose in respect of the relocation of the Africville community. In essence, the City in approving the reports committed itself to compensate the residents of the area for all legal and moral claims to ownership of the property, to provide alternative housing at reasonable rentals, and to provide guidance to the residents on matters of employment and education.

In order to insure that the City's commitments to the residents were fully met, the City accepted Doctor Rose's recommendation to appoint a full time Social Worker to be responsible for all aspects of the movement of the community. In addition, City Council appointed a Sub-committee of Council to assist in the relocation programme. The full time Social Worker, Mr. Peter J. MacDonald, was appointed to City Staff with effect June 1, 1964. In the intervening time, Mr. MacDonald has been familiarizing himself with City procedures and with background information which led to the actions taken by Council.

This report will attempt to set forth a detailed course of action which should lead to the orderly relocation of the Africville community by December 31, 1966, the date established by Council as the completion date for the move.

THE FUNCTION OF THE COUNCIL SUB-COMMITTEE

The Terms of Reference of the Council Sub-committee have not been established.

The original motion of Council which preceded the appointments suggested that a committee consisting of Members of Council, Staff, and the Advisory Committee on Human Rights should be established. It was apparently the intention that this Committee would be a working committee dealing with all aspects of each particular case. If this suggestion is carried through, it would almost mean that the Committee would meet on a daily basis. Certainly, it would have to be a very active committee to achieve results. It would place very heavy burdens on the Members of Council and Members of the Advisory Committee appointed to it.

Since only Council Members were appointed to the Sub-committee, the principal function of the Sub-committee might be to advise Council and Staff on policy and procedural matters. From time to time, the Sub-committee might meet with Staff and with the Advisory Committee on Human Rights and indeed with individual residents of the community. Generally speaking, however, these meetings could be on broad issues rather than specific cases. Otherwise, the Sub-committee would find itself involved in almost daily discussions.

THE FUNCTION OF THE ADVISORY COMMITTEE ON HUMAN RIGHTS

The Advisory Committee on Human Rights has been very closely associated with the Africville situation since the original recommendations for the movement of the community were made to City Council in July, 1962.

Members of the Advisory Committee on Human Rights represent a broad segment of the total community. The committee itself has worked hard and have a real appreciation of the problems of the community and the desire of the City to improve the lot of the average Africville resident. During the detailed studies which followed the original Staff recommendations, the Committee spent many hours with the residents of Africville and with Staff and others explaining the proposals and investigating possible alternative solutions. The Committee was instrumental in recommending the appointment of Doctor Albert Rose, who subsequently confirmed the Staff recommendations and added procedural recommendations of his own.

It appears essential that the Advisory Committee on Human Rights continue to occupy a prominent position during the gradual relocation of the Africville community. The Committee can insure that the City's commitments to the community are carried out and, at the same time, can assist the City in explaining to the residents the implications of and the actions which will be carried out by the City.

It is suggested, therefore, that the position of the Advisory Committee on Human Rights be fully recognized and that Staff be authorized to contact this Committee at any time for information purposes and for purposes of explaining any proposal. It is further suggested that all settlements which are effected with individual residents of the community be processed through the Sub-committee of Council and from there to the Advisory Committee on Human Rights before submission to City Council for formal ratification. There may be instances where the residents would not wish their affairs to be dealt with by the Advisory Committee and, of course, in these cases, it would not be possible to follow the suggested procedure.

THE ACQUISITION OF PROPERTIES AND COMPENSATION TO OWNERS

There are a number of instances in the Africville community where residents have a reasonably clear title to their properties either by deed or by possession. It has been generally agreed that in these instances, the City will recognize title, will attempt to remove or circumvent any clouds on title, and will compensate the owner to the full value of the property. In instances where clear or reasonably clear title to property is obvious, the price paid for the properties can best be determined by independent appraisals with appropriate adjustments where necessary to recognize individual circumstances of a particular family.

In the great majority of cases, it appears that clear or reasonably clear title cannot be established. City Staff recommended in the report of July, 1962 that compensation to these persons, who did not possess title but were the apparent owners of property, should be established at a flat \$500. Doctor Rose suggested that this \$500 would not recognize the circumstances of many families and suggested that compensation be based upon the size, marital status, and individual circumstances of each family. This flexible approach to compensation may create some difficulties in administration but can be worked out as each case is thoroughly investigated.

Compensation to the residents of the Africville area, whether it applies to properties with clear title or reasonably clear title or to properties where no title is evident, will, in fact, be of two types. There will be compensation for land and buildings and there will be allowances made to assist in the relocation of the family. It has been suggested that compensation of the latter type might best be in the form of regular payments for a period of time or specific payments for such items as refrigerators or furniture rather than a lump sum payment at the date of settlement. It is felt that this proposal has merit and it is suggested that negotiations should be directed towards this approach with each family.

It has been agreed that on obtaining vacant possession of a property, the City will arrange for and accept the cost of demolition. The Commissioner of Works has indicated that these demolitions can be undertaken by City forces.

GUIDANCE TO FAMILIES WHO HAVE MOVED

The responsibility for the relocation of the Africville community has been placed with the Development Department and in order to insure that all of the City's commitments are met, a full time Social Worker has been employed. At the same time, some residents of the Africville community are now receiving welfare assistance through the City's Welfare Department.

In order to avoid overlapping of responsibilities and to avoid the establishment of precedents which could be difficult to deny at a later date, it is suggested that the Welfare Department accept responsibility for continued assistance to the Africville community until such time as individual properties are acquired. Immediately upon acquisition of each particular property, responsibility for all forms of assistance and guidance should become the responsibility of the Development Department and should remain the responsibility of that Department for as long as the commitment to the individual family exists.

Generally speaking, the City appears to have committed itself to a programme of assistance and guidance for a minimum period of six months from the date of movement of the family. It is, however, anticipated that the total movement of the community will take place over a period to December 31, 1966 and it seems logical that guidance should be given for such a period as appears necessary. At the end of the guidance period, the responsibility for any assistance would be returned to the Welfare Department.

In addition to the question of compensation and social assistance and housing, the City has accepted a responsibility to assist on matters of employment and education. Many residents of the Africville community are now employed in regular jobs. Others depend for their livelihood on casual employment and some in fact depend upon the City dump for their principal source of livelihood. Some initial contacts have been made with firms to determine if jobs can be obtained and the response has been reasonably favourable.

It has also been suggested that consideration should be given to the establishment of a co-operative salvage company among residents of the Africville community. Such a co-operative salvage company could be established and the Company could be licensed to salvage on the dump thus creating a source of livelihood on a legal basis after the residents have been moved from the area. This suggestion appears to be worthy of further investigation.

No attempts have yet been made to investigate the need for or the possibility of educational assistance to families in the area. City commitments in this respect can probably best be dealt with on a case basis as circumstances indicate.

HOUSING

The City has committed itself to offer decent, safe, and sanitary rental housing to all families from the Africville area. It has made no commitment to providing homes for individuals.

The pattern of action taken by families in the Africville area will undoubtedly parallel the patterns of action which have taken place within redevelopment areas. Some families will wish to obtain their settlement and make their own arrangements for housing. In these cases, the City can only make an offer for alternative accommodation and, if the individual family chooses to refuse it, then the City is no longer responsible for this matter. Other families will wish to accept the City's offer of alternative accommodation and the City will then be responsible for providing this accommodation.

The Advisory Committee on Human Rights has expressed concern about families seeking their own accommodation permitting themselves to become involved in very disadvantageous contracts. It has been suggested that both the Advisory Committee on Human Rights and the City should do all possible to advise and assist these people to avoid costly mistakes. In view of the overall commitments of the City to assist in the orderly relocation of families from Africville, it is considered that this suggestion is reasonable and the City should be prepared to provide such guidance and advice as is reasonable in each circumstance.

Families who wish to take advantage of the City's offer of decent rental accommodation can be housed in either public housing projects or in City-owned properties within redevelopment areas. An additional supply of public housing will not be available until 1965 but, in the meantime, vacancies do occur from time to time and it is hoped that some of these vacancies will be available to Africville residents. A direct liaison has been established with The Housing Authority of Halifax insuring maximum co-operation in this regard.

If housing is not immediately available in a public housing project, it is anticipated that sufficient vacancies will occur in City-owned properties in redevelopment areas to permit an orderly move of the family from the Africville area. Families can remain in these City-owned housing units until public housing can be made available to them or until the family of its own volition decides to obtain alternative accommodation on its own.

In order to assist in the movement of families from Africville to other housing, it is suggested that the City should accept responsibility for the movement of furniture from Africville to any point within five miles of the present City limits.

CONCLUSION

During the past few weeks, numerous discussions have taken place with residents and/or apparent owners of property in the Africville area. As anticipated, these discussions have revealed a very complex social and legal situation. It is obvious that, with few exceptions, each case will necessitate very detailed examinations. The final decisions in each case will undoubtedly differ to a considerable degree depending on individual circumstances.

The residents of the Africville area have, on many occasions, indicated their concern that the City carry forward its commitments. There is a feeling that the City has in the past failed to meet its obligations. This feeling may or may not be justified but in any case it is suggested that all agreements with families in the Africville area must be thoroughly documented both as to timing and to extent in order that there may be no misunderstanding in future. Thorough documentation should provide the measure of confidence to the residents which will insure greatest co-operation.

It has been indicated that each case will have to stand on its own merits. It is felt, however, that approval of the guide lines set forth within this report will permit City Staff to proceed with negotiations with the Africville residents. Some negotiations are now in process and, while many details have yet to be worked out, a final settlement will best be concluded when the general approach has been agreed to.

If Members of the Sub-committee agree to the contents of this report, it is suggested that the report itself be submitted to the Advisory Committee on Human Rights for consideration prior to submission to Council.