

Re: Item No. 5.1.1

HALIFAX

Rapid Housing Initiative

Investment Plan

Regional Council
November 24, 2020

Background

- October 26, 2020 Federal Government Announced Rapid Housing Initiative (RHI)
 - \$8.7 million allocated to HRM
- October 30, 2020 – HRM put out call for expression of interest
- Received a total of 16 applications
 - 4 withdrew their application as details of the project became more apparent



Rapid Housing Initiative (RHI)

Acknowledgements

It has been a community-wide effort to place this information in front of Regional Council today – special thanks to:

- All applicants who worked on the submissions
- Canada Mortgage & Housing Representatives:
 - David McCulloch, Guylaine Boudreau, Keith Kelly, Steven Amirikah
- Department of Municipal Affairs & Housing Representatives:
 - Stephan Richard, Cara Spittal, George Murphy, Tatiana Morren Fraser, Sharon Fraser, Nancy Baroni

Conditions of Rapid Housing Initiative

To be eligible costs must be associated with the development of new residential units:

- **Construction** of modular housing;
- **Conversion** of a non-residential building to a residential building; or
- **Renovation** of existing housing that is currently uninhabitable.



Conditions of Rapid Housing Initiative

Projects must be:

- For permanent housing (shelters are not included)
- Complete within 12 months
 - occupancy by March 2022
- Target those who are homeless or are at a high risk of being homeless
 - encouraged to prioritize projects targeted to women and Urban Indigenous peoples
- Able to provide affordability for 20 years
- Exceed building code accessibility requirements by 5%
- Exceed building code efficiency requirements by 5%



Council's Role Today

Council is being asked to select the projects for inclusion in the investment plan.

The investment plan is due back to CMHC before November 27, 2020.

During this Regional Council Special Meeting staff will provide:

- Review of Submission Process
- Overview of all project submissions
- Review recommended projects
- Discuss Financial Aspects of selected projects

Review of Submission Process

- Expressions of Interest were received by November 6th
- These were evaluated based on:
 - Target populations being served
 - Ability to Meet Deadline
 - Preliminary plans, property ownership, zoning
 - Experience as a Housing Provider
 - Total Funds Requested/Cost per Unit
- Staff identified a short list of projects on November 12th
 - Short listed proponents were asked to provide details on long-term operational costs by Nov 18th

Overview of Submissions

Name and Value	Number Units	CMHC Target Pop	Experience in Housing Vulnerable Pop	Developed Preliminary Plans / Conversion	Zoning	Ownership
Adsum Women & Children \$3,977,188 (\$159,087.52/unit)	25				Discretionary Approval Application Underway	
Mi'kmaq Native Friendship Centre \$2,878,400 (\$169,317.65/unit)	17					
North End Community Health Association \$1,227,625 (\$122,762.50/unit)	10-11					
Cloverdale Courtwork Society/Elizabeth Fry Society of Mainland NS \$1,124,000.00 (\$112,400.00/unit)	10					

Overview of Submissions

Name and Value	Number Units	CMHC Target Pop	Experience in Housing Vulnerable Pop	Developed Preliminary Plans / Conversion	Zoning	Ownership
Dartmouth Non-Profit Housing Society \$1,354,476 (\$338,600.00/unit)	4					
Lake City Works \$4,000,000 (\$173,913.04/unit)	23					
YWCA Lovett Lake Court \$4,396,308 (\$293,087.20/unit)	15					
Welcome Housing and Support Services \$8,700,000 (\$310,714.29/unit)	28					

Overview of Submissions

Name and Value	Number Units	CMHC Target Pop	Experience in Housing Vulnerable Pop	Developed Preliminary Plans / Conversion	Zoning	Ownership
Affordable Housing Association of NS - True North Crescent \$6,317,565 (\$170,754.00/unit)	37					Pending Purchase and Sale Agreement
Akoma Holdings Incorporated \$1,287,000 (\$321,750.00/unit)	4				Discretionary Approval Application Underway	
Rooted Communities Inc \$3,000,000 (\$100,000.00/unit)	20-24					
Homes for Heroes Housing for Veterans \$500,000 (\$20,833.33/unit)	20-24					

Next Steps for Projects Not Selected

- The Municipality is encouraging applicants to apply under the Rapid Housing Initiative Project Stream;
- The Municipality may also choose to submit additional projects under the Project Stream as a lead applicant;
- There are other funding sources that projects might qualify for such as the CMCH Co-Investment Fund. Staff will continue to work with the Province and CMHC to identify these opportunities for applicants.

Recommended Projects

Name and Value	Number Units	
Adsum Women & Children \$3,977,188 (\$159,087.52/unit)	25	These two projects focused on the target population of Women and Urban Indigenous peoples and planning for both projects is well underway.
Mi'kmaq Native Friendship Centre \$2,878,400 (\$169,317.65/unit)	17	<p>The total value of these projects was \$6,855,588.</p> <p>Given the total value of \$8,659,527 this left \$1,803,939 to be allocated.</p>
North End Community Health Association \$1,227,625 (\$122,762.50/unit)	10-11	This project was then selected given it's focus on the African Nova Scotian community. Further, the per unit cost as compared to other projects allowed for more units and since the project is a renovation, construction timelines should be reduced.

Mi'kmaq Native Friendship Centre

5853 College Street



Mi'kmaq Native Friendship Centre

5853 College Street

- Requesting: \$2,878,400 (\$169,317.65/unit)
- New building with
 - 30 bed shelter (not eligible for RHI)
 - 10 room shared housing
 - 7 one to two bedroom units
- Housing is targeted to urban indigenous population and will offer services to help residents transition to permanent housing
- Notes/Considerations:
 - Would require Municipal Planning Strategy Amendment

Considerations	
Owns Land	Green
Zoning Permits Use	Yellow
Developed Preliminary Plans	Green
Addresses Target Population	Green
Experienced Housing Provider	Green

Adsum Women and Children

PAM's Honour - 158 Greenhead Road



HALIFAX

Adsum Women and Children

PAM's Honour - 158 Greenhead Road

- Requesting: \$3,977,188 (\$159,087.52/unit)
- Development will expand existing women's shelter to provide 25 units
- Housing is targeted to women, families and trans persons and will include site support services
- Notes/Considerations:
 - Development agreement to permit use anticipated for Council in December/January
 - Propose a passive solar modular design

Considerations	
Owns Land	Green
Zoning Permits Use	Yellow
Developed Preliminary Plans	Green
Addresses Target Population	Green
Experienced Housing Provider	Green

North End Community Health Association

The Blue House – 2218 Maitland Street



North End Community Health Association

The Blue House – 2218 Maitland Street

- Requesting: \$1,227,625 (\$122,762.50/room)
- Renovation of vacant dwelling to provide 10 shared housing rooms
- Housing is targeted to African Nova Scotians experiencing chronic homelessness
- Project will follow the Housing First model and housing support workers will be provided to residents
- Notes/Considerations:
 - NECHA is sole organization in conversations with property owner

Considerations	
Owens Land	Yellow
Zoning Permits Use	Green
Developed Preliminary Plans	Green
Addresses Target Population	Yellow
Experienced Housing Provider	Green

Financial Considerations

Pursuant to requirements under the RHI affordable housing developments must:

- Provide housing for those who are homeless or at risk of homelessness
- Ensure units are affordable – rent cannot be more than 30% of household income for 20 years

Financial Considerations

- For situations where households are solely on income assistance the maximum amount of rent that could be charged ranges from **\$175.80** for a single person to **\$357.90** for two adults with children
- Based on the recommended projects, it is calculated that the potential deficit over 20 years ranges from \$500,000 to \$3,000,000 (approximately \$25,000 to \$150,000 annually)

Recommendation

1. Direct the Chief Administrative Officer to include an Investment Plan providing funding for the proposed affordable housing developments by the:

- Mi'kmaq Native Friendship Centre;
- Adsum Women and Children; and
- North End Community Health Association.

into the Rapid Housing Initiative Agreement with Canada Mortgage and Housing Corporation ("CMHC").

Recommendation

2. Initiate site-specific amendments for 5853 College Street to consider amendments to the applicable secondary municipal planning strategies, including the Regional Municipal Planning Strategy (RMPS) and land-use by-laws (LUB), to allow the development of an emergency shelter, shared housing use and multiple unit residential building at 5853 College Street; and
3. Authorize the CAO to negotiate and execute Contribution Agreements, and any amendments or consents arising from them, with recipients, to distribute CMHC Rapid Housing Initiative funding for approved projects.