

Re: Item No. 14.2

HALIFAX

Rapid Housing Initiative

Round 2

Regional Council
August 31, 2021

Background – RHI Round 1

- October 27, 2020 - Federal Government Announced the Rapid Housing Initiative (RHI)
 - \$8.7 million allocated to HRM for 27 units
- November 24, 2020 – Regional Council approved the funding of 3 projects for a total of 52 units/rooms
 - Mi'kmaw Native Friendship Society – 5853 College Street
 - Adsum for Women and Children – 158 Greenhead Road
 - North End Community Health Association - 2218 Maitland Street



Rapid Housing Initiative (RHI)

HALIFAX

Background – Round 2

- June 30, 2021 the Federal Government Announced Round 2 of RHI
 - \$12,979,021 allocated to HRM for a minimum of 43 units announced on June 13



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, Marina Sloutsky
- Department of Infrastructure & Housing Representatives:
 - Stephan Richard, Tatiana Morren Fraser, George Murphy

Conditions of Rapid Housing Initiative

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

- **Construction** of new residential units (no longer limited to modular development)
- **Conversion** of a non-residential building to a residential building; or
- **Renovation** of existing housing that is currently uninhabitable.

Funds must be used for capital costs associated with the development incurred prior to October 27, 2020, including the acquisition of land.



Conditions of Rapid Housing Initiative

Projects must be:

- For new permanent housing (shelters are not included)
- Complete within 12 months
- Target those who are homeless or are at a high risk of being homeless
 - A minimum of 25% of units must be targeted to women
 - Projects that target units towards the African Nova Scotian and Urban Indigenous communities are also prioritized.
- 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 as HRM's recommendation to CMHC for RHI funding. No funding will be provided until projects are approved by CMHC.

HRM must submit project recommendations to CMHC by August 31, 2021 (TODAY).

During this Regional Council Special Meeting staff will provide:

- Update of the RHI Round 1 Projects
- Review of Submission Process
- Overview of all project submissions
- Review recommended projects
- Discuss steps to mitigate risk

RHI Round 1 - Update

November 24, 2020 – Regional Council approved the funding of 3 projects for a total of 52 units/rooms

- Mi'kmaw Native Friendship Society – 17 units/rooms (has since increased to 21 units/rooms)
- Adsum for Women and Children – 25 units
- North End Community Health Association – 10 to 11 rooms

Covid 19 Pandemic has had a significant impact on development.

- All 3 projects are experiencing longer development timelines and significant cost increases (ranging from 36% to 49%).
- This is primarily result of the substantial increase in costs related to materials and labour

Review of RHI Round 2 Submissions

- Staff reached out to non-profit housing groups and housing advocates seeking expressions of interest
- Submissions were evaluated based on:
 - Target Population
 - Women
 - African Nova Scotian or Urban Indigenous Population
 - Experience in Housing Vulnerable Populations
 - Ability to Meet Timelines
 - Owns Property
 - Meets Land Use By-law (zoning) Rules
 - Conversion vs New Build

Overview of Submissions

Name and Value	Number Units	CMHC Target Pop	Experience in Housing Vulnerable Pop	Zoning	Conversion	Ownership
Adsum for Women & Children 158 Greenhead Road \$3,322,660 (\$332,266/unit)	10					
AHANS 8 Burke St \$1,194,100 (\$199,005/unit)	6			Centre Plan – Package B		
AHANS North Dartmouth \$6,282,640 (\$96,656/room)	65			Centre Plan – Package B		letter of intent for purchase
Akoma Holdings Incorporated 1081 Main Street \$2,748,129 (\$343,516/unit)	8	ANS population				
NECHA 5673 Cornwallis Street \$2,500,000 (\$208,333/unit)	12	ANS population				
Souls Harbour West Chezzetcook \$2,995,185 (\$249,598.75/unit)	12					

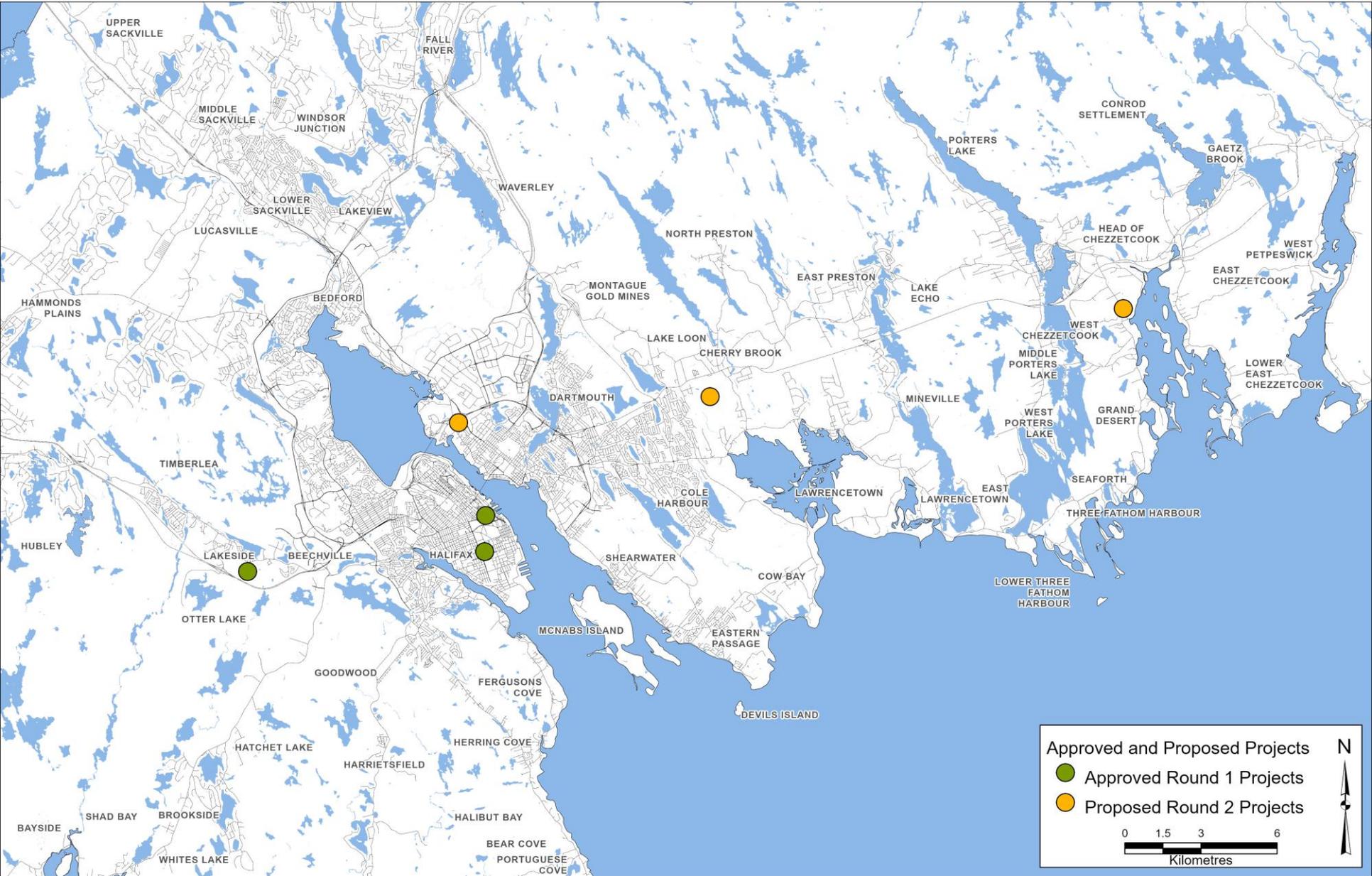
Overview of Submissions

Name and Value	Number Units	CMHC Target Pop	Experience in Housing Vulnerable Pop	Zoning	Conversion	Ownership
Chisholm Services for Children Hebridean Drive \$1,719,808 (\$214,976/unit)	8					
Culture Link 1800 Argyle Street \$4,000,000 (\$80,000 to \$66,666/unit)	50 to 60		Working on a Similar Project on Avondale			
Homes for Heroes 2 Neptune Crescent \$475,000 (\$23,750/unit)	20					

Recommended Projects

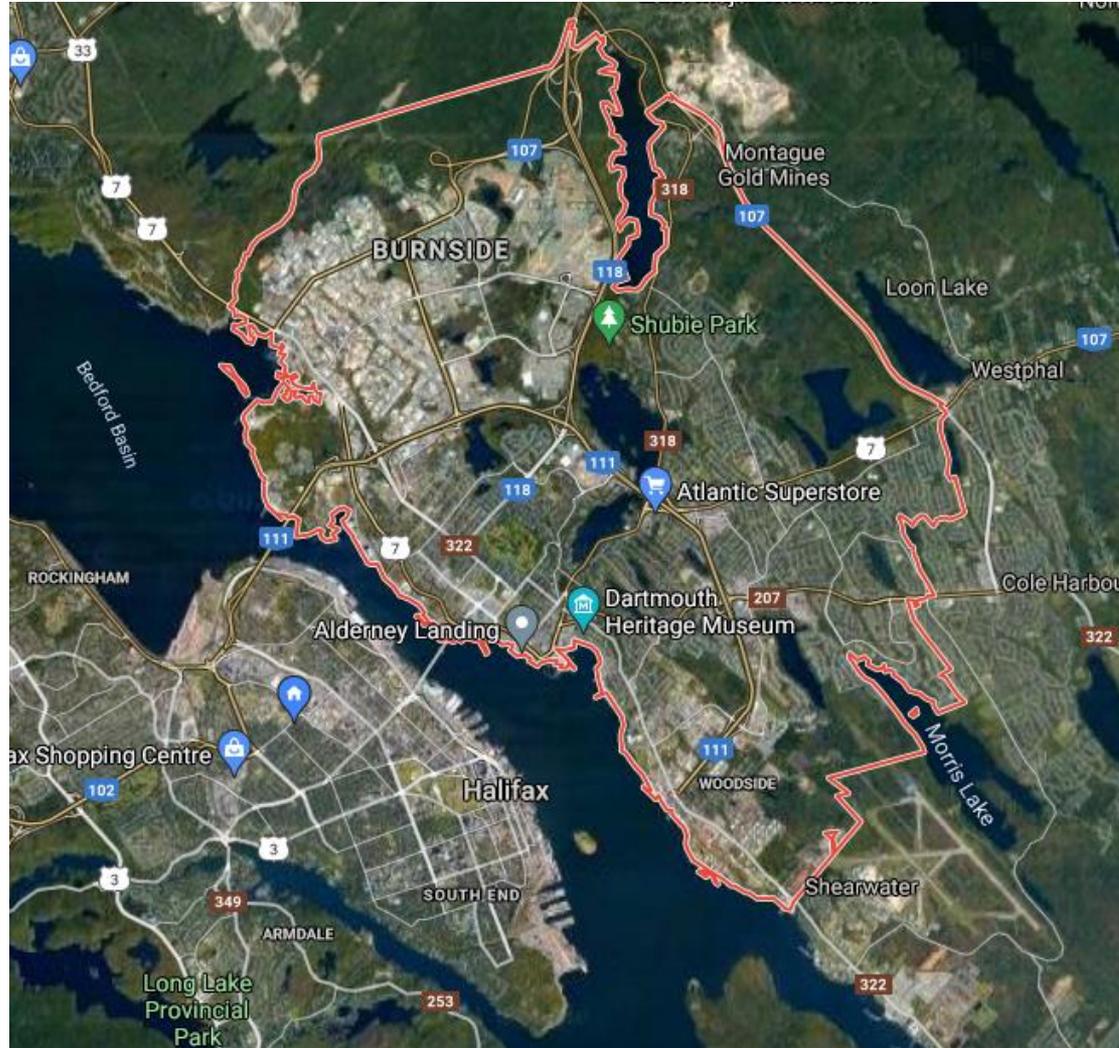
- Affordable Housing Association of Nova Scotia – North Dartmouth
 - \$6,282,640 for 65 supportive housing rooms (\$96,656/room)
- Akoma Holdings Incorporated – 1081 Main Street
 - \$2,748,129 for 8 units (\$343,516/unit)
- Souls Harbour – West Chezzetcook
 - \$2,995,185 for 12 units (\$249,598.75/unit)

Total of 85 new units/rooms



AHANS

North Dartmouth



HALIFAX

AHANS

North Dartmouth

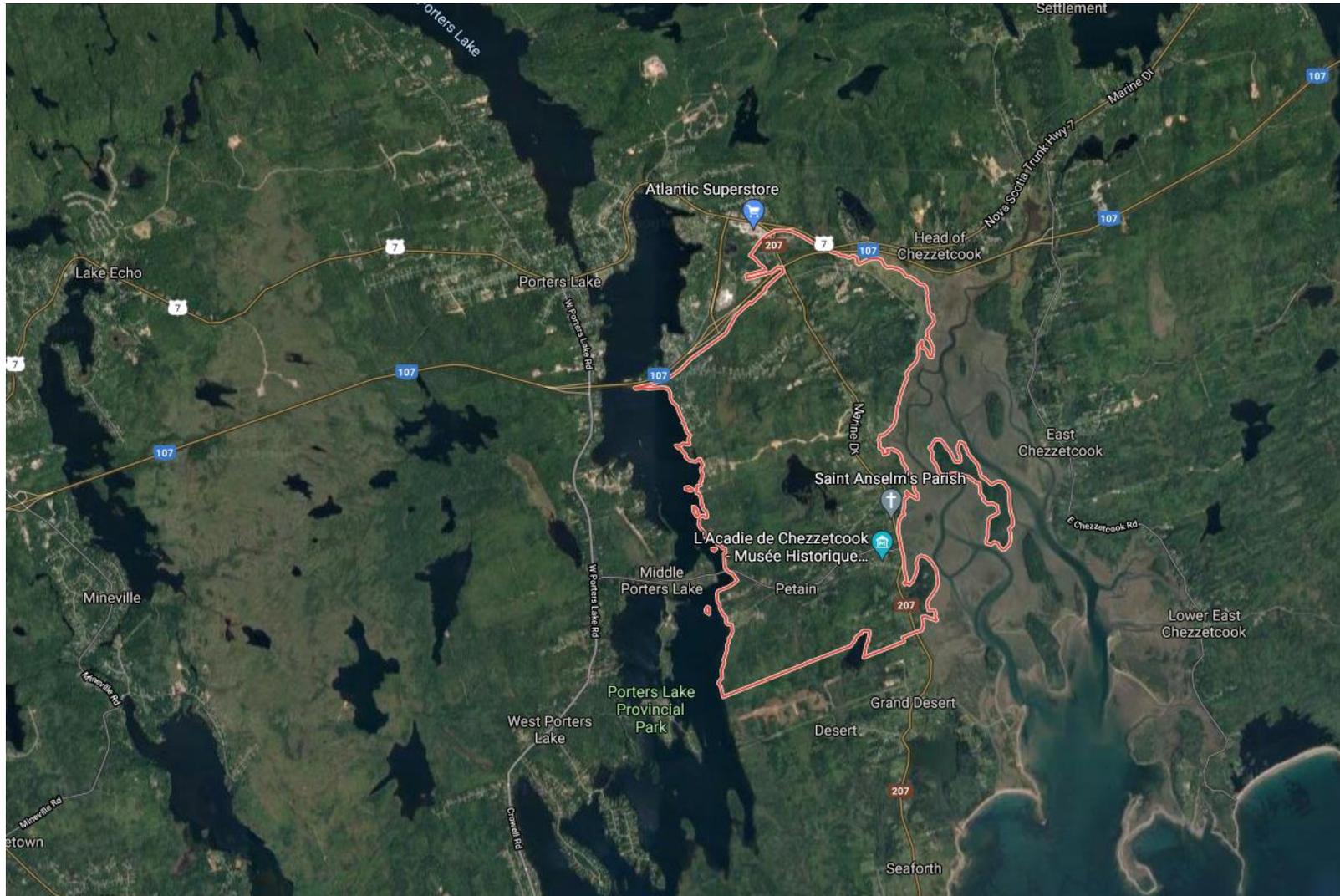
- Conversion of non-residential building to permanent supportive housing
 - AHANS to serve as property manager
 - NECHA to provide services/programming
- Number of rooms: 65
- Allocated Funding: \$6,282,640
 - Funding/unit: \$96,656/room
- Additional Considerations:
 - Negotiations currently under way for land acquisition
 - Zoning to be considered under Centre Plan Package B
 - Additional \$5.9 million capital contribution other levels of government
 - Province to provide \$3.5 million
 - Reaching Home (federal) funding to provide \$2.4 million
 - The Province has further committed to annual support for operating costs and resident support expense.

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y
Owens Land	N
Zoning	N
Conversion	Y

Souls Harbour

West Chezzetcook



Souls Harbour

West Chezzetcook

- Development of a 3-storey apartment building to compliment a 7-unit women's home (in the process of development)
- Number of units: 12
- Allocated Funding: \$2,995,185
 - Funding/unit: \$249,598.75
- Additional Considerations:
 - Mortgage on property must be paid in full prior to the allocation of RHI funds
 - Income from Mission Mart Thrift Store can help support operating costs for this development

Considerations

Addresses Target Population	Y
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Experience in Housing Vulnerable Population	Y
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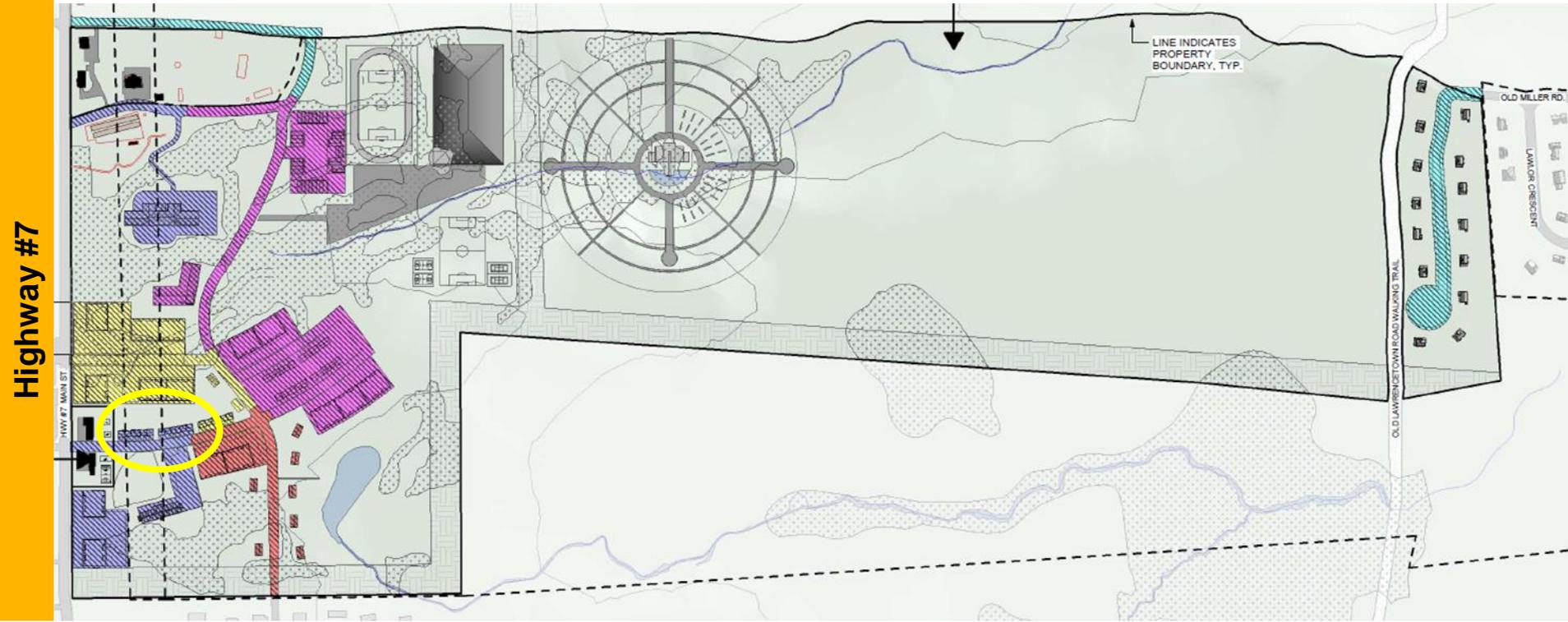
Owns Land	Y
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Zoning	Y
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Conversion	N
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Akoma

1081 Main Street



Akoma

1081 Main Street

- New modular residential units as part of a larger development of the lands of the former Home for Coloured Children
- Number of Units 8 units
- Allocated Funding: \$2,748,129.30
 - Funding/unit: \$343,519.16
- Additional Considerations:
 - Traffic study addressing whole development of the lands of the former Home for Coloured Children must be completed prior to the issuance of permits

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	N
Owns Land	Y
Zoning	Y
Conversion	N

Financial and Time Considerations

- Requests for funding were adjusted to consider potential changes to the market and incorporate an appropriate contingency.
- A third party project manager will be required for all projects
- HRM is committed to expediting the review/approval process for the developments
- 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 or the former shelter rate for households on income assistance.

Recommendation

1. Authorize the Chief Administrative Officer (CAO) to enter into the Rapid Housing Initiative Agreement with Canada Mortgage and Housing Corporation ("CMHC"), substantially in accordance with the draft form in Attachment A, to accept \$12,979,021 for the creation of a minimum of 43 affordable housing units by the Affordable Housing Association of Nova Scotia, Souls Harbour and Akoma Holdings Incorporated as further discussed in this report; and
2. 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.