

Re: Item No. 15.1.9

HALIFAX

Rapid Housing Initiative

Round 3

Regional Council
March 7, 2023

Background – RHI Rounds 1 and 2

- Federal program launched in October 27, 2020
- Funding requires the rapid development of new deeply affordable units
- As part of the Cities Stream Funding, HRM was identified for immediate funding of:
 - \$8,659,527 to create a minimum of 28 units in Round 1; and
 - \$12,979,021 to create a minimum of 43 units in Round 2.



Rapid Housing Initiative (RHI)

Background – RHI Round 3

- November 10, 2022 the Federal Government Announced Round 3 of RHI
- January 24, 2023 Regional Council directed the CAO enter into an agreement with CMHC for Round 3 of RHI
 - \$11,028,394 for the creation of a minimum of 36 affordable housing units



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
- Province of Nova Scotia

Conditions of Rapid Housing Initiative

To be eligible, costs must be associated with the development of new residential units (including the acquisition of land):

- **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 December 1, 2022.



Conditions of Rapid Housing Initiative

Projects must be:

- For new permanent housing (shelters are not included)
- Complete within 18 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 a minimum of 20 years
- Exceed building code accessibility requirements by 5%
- Meet energy efficiency standards as set out in the 2017 National Energy Code for Buildings (NECB) for Part 3 buildings and the 2015 National Building Code (NBC) for Part 9 buildings, as applicable.

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 March 15, 2023.

During this Regional Council Meeting staff will provide:

- Update on Projects Funded through Rounds 1 and 2
- Review of Submission Process
- Overview of all project submissions
- Review recommended projects
- Discuss steps to mitigate risk

RHI Rounds 1 and 2 - Update



**North End Health Community Association- 2218 Maitland St Halifax
Fully Occupied**



**Adsum for Women and Children – 158 Greenhead Road, Lakeside
Fully Occupied**



**Mi'kmaq Native Friendship Centre
5853 College St Halifax
Near Completion**



**Akoma
1018 Main Street, Dartmouth
Near Completion**



**Affordable Housing Association of Nova Scotia
101 Yorkshire Ave, Dartmouth
Partially Occupied**



**Souls Harbour
West Chezzetcook
Partially Occupied**

Review of RHI Round 3 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
 - Project Management Experience

Overview of Submissions

Name and Value	Number Units	CMHC Target Pop	Experience in Housing Vulnerable Pop	Zoning	Ownership	Conversion / New Build
Adsum for Women and Children 40 Sunflower Court, Lakeside \$4.81 M (\$320,867/unit)	15			Non-Substantive Amendment to DA		New Build
Affirmative Ventures Karen Drive, Westphal \$2.4 M (\$266,783/room)	9					New Build
Akoma 1018 Main Street, Dartmouth \$3.36 M (\$560,304/unit)	6					New Build
Akoma Fannie Lane, Cherry Brook \$4.48 M (\$560,304/unit)	8					New Build
Old School Community Gathering Place Musquodoboit Harbour \$4.5 M (\$375,000/unit)	12			Designated as Special Planning Area		New Build

Overview of Submissions

Name and Value	Number Units	CMHC Target Pop	Experience in Housing Vulnerable Pop	Zoning	Ownership	Conversion / New Build
Phoenix Youth Joseph Howe Drive \$1.59 M (\$199,250/unit)	8					Conversion
Souls Harbour West Chezzetcook \$4.2 M (\$300,000/unit)	14					New Build
Society of St. Vincent De Paul 2445 Brunswick Street, Halifax \$11.03 M (290,221/unit)	38					New Build
YWCA 19 Howland Court, Sackville \$1.95 M (\$324,740/unit)	6					New Build
YWCA 9 Theakston Avenue, Spryfield \$1.89 M (\$314,438/unit)	6					New Build

Society of Saint Vincent De Paul

2445 Brunswick Street



3D View 1



3D View 2

Society of Saint Vincent De Paul

2445 Brunswick Street

- Development of new multiple unit building with clinic support services for residents. Project is in partnership with the North End Community Health Association.
- Number of Rooms: 38
- Allocated Funding: \$11,028,394
 - Funding/Unit: \$290,221
- Additional Considerations:
 - Property is next to several social services including Hope Cottage and the North End Health Clinic.
 - Property is located in central Halifax and close to major transit routes.
 - Already working with development consultant.

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y/N
Owns Land	Y
Zoning	Y
Dev Type	New Build

Financial Risk Considerations

- Requests for funding were adjusted to consider potential changes to the market and incorporate an appropriate contingency.
- Request to Department of Municipal Affairs and Housing for \$3.56 M under consideration.
- Will require operational funding - project aligns with mandate of Department of Community Services.

Recommendation

1. Direct the Chief Administrative Officer to include an Investment Plan providing funding for the proposed affordable housing development by the Society of Saint Vincent De Paul, as further discussed in this report, in the Rapid Housing Initiative Agreement with Canada Mortgage and Housing Corporation ("CMHC"); and
2. Authorize the Chief Administrative Officer 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.

FAHRENHEIT

Additional Resources

Adsum for Women & Children

40 Sunflower Court, Lakeside

- Addition to existing Sunflower Project (funded under RHI 1.0)
- Number of units: 15
- Requesting: \$4.81 M
 - Funding/unit: \$320,867
- Considerations:
 - Non-substantive amendment to existing DA considered minor
 - Halifax Water storm water drains on the development area and will need to be addressed
 - Adsum has received funding under the 1st round of RHI

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y
Owns Land	Y
Zoning	N
Dev Type	New Build

Affirmative Ventures

Karen Drive, Westphal

- New clustered tiny home development
- Number of units: 9 (5 two bdr tiny homes and 1 four bdr SRO building)
- Requesting: \$2.4 M
 - Funding/unit: \$266,783
- Considerations
 - Project based on success of other backyard suite development – built a similar 2-bedroom 1 bath home in 3 months in summer 2022.
 - Land is provincially owned by declared surplus for the development of housing.
 - Zone does not allow more than one main building per lot, would require subdivision or plan amendment

Considerations

Addresses Target Population	N
Experience in Housing Vulnerable Population	Y
Owens Land	N
Zoning	N
Dev Type	New Build

Akoma

1081 Main Street, Dartmouth

- New development of 3 semi-detached dwellings
- Number of Units 6 units
- Allocated Funding: \$3.36 M
 - Funding/unit: \$560,304
- Additional Considerations:
 - Akoma has received funding under the 2nd round of RHI
 - Site is part of a larger development of the former home for coloured children
 - Project proposes the largest cost/unit

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y/N
Owns Land	Y
Zoning	Y
Dev Type	New Build

Akoma

Fanny Lane, Cherry Brook

- New development of 2 town house dwellings
- Number of Units: 8 units
- Allocated Funding: \$4.48 M
 - Funding/unit: \$560,304
- Additional Considerations:
 - Akoma has received funding under the 2nd round of RHI
 - Properties to be donated to Akoma, by DORA construction if the application is successful
 - Project proposes the largest cost/unit

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y/N
Owns Land	N
Zoning	Y
Dev Type	New Build

Old School Community Gathering Place

Musquodoboit Harbour

- New multiple unit development
- Number of units: 12
- Requesting: \$4.5 M
 - Funding/unit: \$375,000
- Additional Considerations:
 - Project is part of the larger Harbour Village Homes development.
 - Project has advanced significantly since discussions with HRM during RHI Round 2.
 - The subject property is part of a provincial special planning area.

Considerations

Addresses Target Population	N
Experience in Housing Vulnerable Population	Y/N
Owns Land	N
Zoning	N
Dev Type	New Build

Phoenix Youth

Joseph Howe Drive

- Conversion of existing dwelling currently used as a medical clinic on the ground floor and clinic doctors live on upper floors.
- Number of units: 8 (4 contained and 4 SROs)
- Requesting: \$1.59 M
 - Funding/unit: \$199,250
- Considerations:
 - This application is not considered eligible for RHI

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

Souls Harbour

West Chezzetcook

- New multiple unit development
- 14 units
- Requesting: \$ 4.2 M
 - Funding/unit: \$300,000
- Completion Date: Nov, 2022
- Additional Considerations
 - Project area includes 7 bedrooms of supportive housing and 12 units under construction through RHI Round 2 funding. All housing is targeted to women and women with children.
 - Short falls in operating costs to be covered by donations and income from Mission Mart Thrift.
 - Property may be impacted by a new provincial Coastal Protection Act.

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y
Owns Land	N
Zoning	N
Dev Type	New Build

YWCA

19 Howland Court

- Development of new multiple unit dwelling
- Number of units: 6
- Requested Funding: \$1.95 M
 - Funding/unit: \$324,739.67
- Additional Considerations:
 - Units will be offered to lone mothers and their children
 - Subject property has been declared surplus by HRM for affordable housing.
 - Development will require amendment to Municipal Planning Strategy
 - Operating costs will be covered by existing programming

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y
Owns Land	N
Zoning	N
Dev Type	New Build

YWCA

9 Theakston Avenue

- Development of new multiple unit dwelling
- Number of units: 6
- Requested Funding: \$1.89 M
 - Funding/unit: \$314,437.50
- Additional Considerations:
 - Units will be offered to lone mothers and their children
 - Subject property is owned by HRM but has not been declared surplus
 - YWCA has a strong presence in Spryfield Community
 - Development will require amendment to Municipal Planning Strategy
 - Operating costs will be covered by existing programming

Considerations

Addresses Target Population	Y
Experience in Housing Vulnerable Population	Y
Owns Land	N
Zoning	N
Dev Type	New Build