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DECLASSIFIED

**Halifax Regional Council
December 6, 2005
IN CAMERA**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: *Russell Walker*
for Deputy Mayor Russell Walker, Chair, HRM Grants Committee

DATE: November 8, 2005

SUBJECT: Property Matter: Transfer of Title for 341 Pleasant Street, Dartmouth,
to Supportive Housing for Young Mothers

PRIVATE AND CONFIDENTIAL

ORIGIN

This report originates with an unsolicited request from Supportive Housing for Young Mothers for the less than market value sale of an HRM-owned property located at 341 Pleasant Street, Dartmouth.

RECOMMENDATION

It is recommended that Regional Council:

1. Set a date for a public hearing to consider the conveyance of the property located at 341 Pleasant Street, Dartmouth, to Supportive Housing for Young Mothers for less than market value and subject to the terms and conditions set out in the Discussion section of this report;
2. Authorize the immediate release of this report.
3. After the Public Hearing, authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale whereby the property located at 341 Pleasant Street, Dartmouth be conveyed to Supportive Housing for Young Mothers, subject to site survey and legal description, and the terms and conditions set out in the Discussion section of this report;

BACKGROUND

Founded in 2003-04, Supportive Housing to Young Mothers is a registered non-profit organization whose members include representatives from social services and health agencies to address the issue of housing for mothers 16-19 years of age. The aim is to provide a stable home environment while parents pursue the completion of their education or secure employment. The organization has received federal funding consideration under the Bilateral Affordable Housing Initiative for the construction of a multiple unit apartment complex with on-site supervision. Prospective tenants shall be referred by the IWK, Nova Scotia Community Services, and local educational institutions. A three-year operating grant in the amount of \$150,000 has been received from the United Way of Halifax Region.

The former school property was formerly leased to a local service club who sub-leased a portion to a non-profit daycare. The operational costs eventually exceeded the club's capacity and both occupants vacated the premises. The property has been vacant for a year. Although the market value for the property is \$225,000 staff anticipate the sale price would be lower due to an easement, parking issues, and suspected coal dust contamination on site from a former coal-fired heating system. The applicant shall assume responsibility for environmental testing at a level required by government or commercial financing.

DISCUSSION

Summary of Key Terms and Conditions	
Civic Address	341 Pleasant Street, Dartmouth
Site Area	18,450 square feet
Zoning	Holding Zone (to be re-zoned by the developer)
Appraised Value	\$225,000 based on no environmental issues (environmental test advised)
Specific Conditions	<p>Conveyance of the property shall be conditional upon Supportive Housing for Young Mothers securing the required municipal approvals to construct a residential facility.</p> <p>The purpose of the facility shall be to house lower income single women and their children (affordable housing).</p> <p>A Buy-Back Agreement shall provide HRM with the right of first refusal should the organization cease operations or elect to sell the property at a later date.</p> <p>The property shall be taxed and any consideration for public subsidy be considered under separate application to By-law T-200.</p> <p>An easement shall be required for a municipal pumping station.</p>
Closing Date	As soon as possible after development agreement approval to secure federal funding.
Cost of Sale Recovery	The purchaser shall pay all costs associated with this sale, including HRM's

While Section 51 of the Municipal Government Act permits the sale of property to non-profit organizations at less than market value, the sale must be approved by a vote of two-thirds majority of the Councillors present after holding a public hearing.

BUDGET IMPLICATIONS

A less than market value sale represents a revenue loss to HRM. However, all costs associated with the sale are the responsibility of the buyer (legal, survey etc). Presently, the property is not assessed for property tax; development will realize Residential property taxes for the municipality.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

1. Regional Council may withhold approval and the sale of the property revoked.
2. Regional Council could require a market value sale.

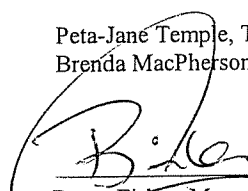
This action is not recommended: the property has been vacant for one (1) year and is surplus to HRM's operational requirements. The proposed construction of 6-10 units of affordable rental housing provides direct public benefit and HRM's in-kind property donation assists in leveraging federal and provincial cost-sharing. Further, the development would create Residential property tax revenues where previously there was no revenue.

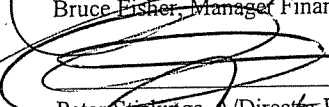
ATTACHMENTS

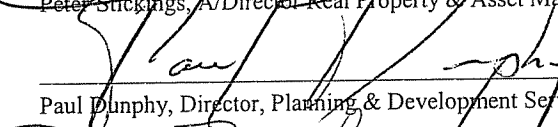
1. Letter of request.
2. Site map, 341 Pleasant Street, Dartmouth
3. Photograph.

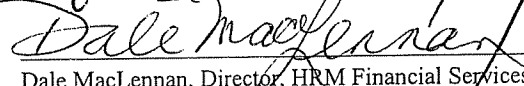
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Peta-Jane Temple, Team Lead Tax, Grants & Special Projects, Financial Services 490-5469 and
Brenda MacPherson, Real Estate Officer, Real Property & Asset management Services 490-5935

Financial Review: 
Bruce Fisher, Manager Financial Planning, HRM Financial Services

Report Approved by: 
Peter Strickings, A/Director Real Property & Asset Management Services


Paul Dunphy, Director, Planning & Development Services


Dale MacLennan, Director, HRM Financial Services

Supportive Housing for Young Mothers

BY FAX

Peta Jane Temple, Regional Coordinator
Halifax Regional Municipality
PO Box 1749
Halifax, NS B3J 3A5

September 19, 2005

Dear P.J. and Members of the Grants Committee:

RE: Request to Acquire HRM Surplus Lot
Located at 341 Pleasant Street, Dartmouth

This letter is to request that the municipal site located on 341 Pleasant Street in Dartmouth be designated for sale to the Supportive Housing for Young Mothers Society (SHYM) in support of the development of affordable housing.

SHYM is a non-profit society committed to providing supported housing to young mothers (ages 16 – 19) and their children who are homeless or are at risk of becoming homeless. We have been working since 2002 to develop an affordable housing community in the HRM.

SHYM is collaborating with the Community Action on Homelessness and HRSDC under the Supporting Communities Partnership Initiative (SCPI) to finalize the commitment for capital funding for the land acquisition and construction. We are confident that once land is acquired, we will receive final project commitment. CMHC has supported our project by providing project development funding (PDF) to cover land search and acquisition costs prior to receiving final SCPI approval.

SHYM has also benefited from the generous support of the Halifax Regional Municipality's Community Grants Program, through the provision of a \$15,000 three year grant (2004 –2006). This has made a significant impact on our work as a board. The United Way of Halifax Region has also committed a \$150,000 three-year grant to fund project-operating costs once our doors are open.

HRM LOT – 341 Pleasant

SHYM is requesting that the grants committee recommend that the HRM sell 341 Pleasant Street in Dartmouth to our society. We further request that the HRM sell this lot to SHYM for one dollar (\$1.00).

SHYM will be pleased to meet with HRM staff to further discuss the related acquisition, environmental assessment, legal and off-site development costs that we may be able to absorb, in recognition of the land write-down received from the HRM.

THE WOODSIDE NEIGHBOURHOOD

SHYM is very excited about the opportunity to locate our first supportive housing community within the Woodside area. There are many community amenities – an adjacent hospital, a new community college, access to shopping and local schools and transportation into downtown Dartmouth and Halifax. We are confident that our presence will be asset to the growth and transitions that are already occurring in that community.

SHYM is committed to moving forward with this development, hand in hand with community groups and residents in the neighbourhood. We will be good partners in considering the needs and issues of the local community, through community consultations and information sessions. This would be in addition to any required public meetings as part of the rezoning process.

SHYM intends to set up a meeting as soon as possible with Councillor Becky Kent to discuss our proposed development and to seek her support in addressing any issues that might be relevant.

It is extremely important that our housing not just be 'located' in the neighbourhood, but that we are a partner with and a contributor to the well being of that community.

PROGRAM AND TARGET GROUP

SHYM is a supportive housing program where young mothers and their children can live in a safe and nurturing environment. Residents will be provided with in-house individual support, group programming as well a support from existing community and health services. The building will have a live-in support worker who is on site after hours and during the weekend.

It is a transitional living arrangement (maximum length of occupancy – two years) while residents learn skills, continue with their education and progress towards healthy parenting and independent living.

The program is intended to support young single women between the ages of 16 – 19:

- Who are pregnant and / or parenting and are the primary caregiver for their child/children.
- Who are without parental or community supports.
- Who are homeless or at risk of being homeless and who have fallen through the gap in the current continuum of service delivery for the homeless.
- Who have the ability to live independently, but can benefit from a supportive living situation while they transition into parenting and continue to acquire the skills and education that will build a stable and promising future.

There are no existing affordable housing services dedicated to supporting these young single mothers within the HRM. The provision of this housing has been identified as a high priority in the 2003 – 2006 SCPI Community Plan (Halifax) and is recognized as the top priority by the Steering Committee.

PROPOSED BUILDING FORM AND USE

Use	Supportive housing
Form	Apartment building, one main (secured) entrance. Access to exterior parking and secured play spaces. May be either renovation or new construction.
Units	6 - 10 apartments (600 - 800 sq ft per unit) for young single mothers and their children - 1 unit per family. Additional space will be required for programming, child-minding and offices. 1 apartment (approx. 900 sq ft) for live-in support worker.

Construction Wood frame construction is preferred.

TIMEFRAME FOR DEVELOPMENT

SHYM has a target date of March 31, 2007 for building completion and occupancy. We hope to complete the land acquisition by March 31, 2006, leaving us an additional 12 months to complete the design and construction of the project.

As with all SCPI projects, we are under a tight development schedule. Our ability to secure a timely commitment, rezoning and transfer of ownership from the HRM will be critical to the viability of this project. To that end, we would appreciate the support of the Grants Committee and Real Estate staff in facilitating this process as expediently as is possible.

NEXT STEPS

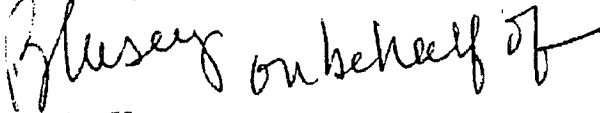
If the Grants Committee recommends that this property be sold to SHYM, we would appreciate it if we could gain access to the building. We are in the process of engaging a project architect and would like to begin work on a feasibility plan as soon as possible. I trust I can work with Brenda MacPherson, in the Real Estate Office for site access at the appropriate time.

We are also available to meet with HRM staff to discuss site development and cost-sharing issues at your convenience.

Thank you to the staff at HRM and the Grant Committee members for your review of and support of this land acquisition request. SHYM is confident of our ability to make a positive and much needed contribution to our community through this supportive housing project, especially with the on-going support of the Halifax Regional Municipality.

Please do not hesitate to contact me at 455-6984 if you require further information. SHYM looks forward to the opportunity of meeting to discuss next steps.

Yours truly,

A handwritten signature in cursive script that reads "Yerxa on behalf of".

Jocelyn Yerxa

Chair

Supportive Housing for Young Mothers

CC: Councillor Becky Kent
HRM Councillors Office

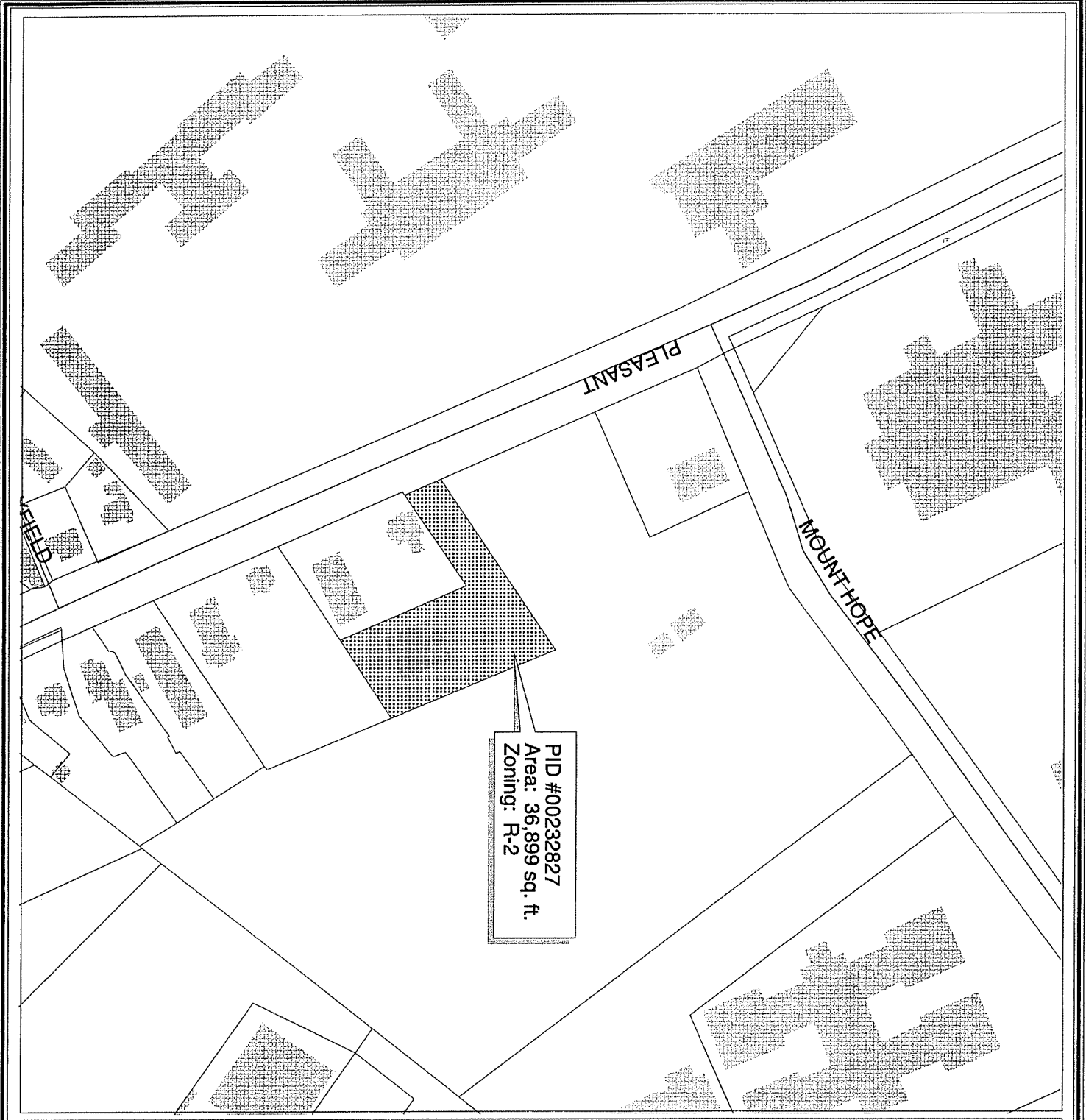
Brenda MacPherson
HRM Real Estate Office

**341 Pleasant Sreet
Dartmouth
Site Map**

Scale 1:2281



This map was produced for the internal use of
Halifax Regional Municipality (HRM).
HRM takes no responsibility for errors or omissions.
Date of map is not indicative of the date of data creation.
Projection: Modified Transverse Mercator Zone 5
Date: September 23, 2005
Prepared by: E. Wall



ATTACHMENT "3"
341 Pleasant Street, Dartmouth
SITE PHOTOGRAPHY



Side view of subject property



Front and opposite side view of subject property