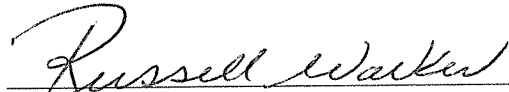


Halifax Regional Council
August 11, 2009

TO: Mayor Kelly and Members of the Halifax Regional Council

SUBMITTED BY:



Councillor Russell Walker, Chair, HRM Grants Committee

DATE: August 6, 2009

SUBJECT: By-Law T-200: Tax Exemption for Non-Profit Organizations 2009-2010 Budget Implications: Proposed Interim Process

ORIGIN

Grants Committee meeting of June 19, 2009 and August 5, 2009.

RECOMMENDATION

It is recommended that Halifax Regional Council approve the proposed interim approach to the 2009-2010 program budget capacity shortfall identified in the Discussion section of the report dated June 8, 2009, attached as Attachment 1 to this report, and direct staff to develop a report with proposed renewals, additions, and deletions to advance through a public hearing process.

BACKGROUND

The Grants Committee discussed the matter at their June 19, 2009, and August 5, 2009, meetings. The staff report was recommended to move forward to Regional Council with the following corrections/revisions:

A. Corrections:

1. Budget Implications. Summary (page 6) - the savings from properties removed from the by-law to be corrected from \$7,626 to a net saving of \$14,450.55.

The value of \$7,626 accounts only for those properties removed due to exemption under the Conservation Property Tax Exemption Act (Nature Trust of NS and Nature Conservancy of Canada); additional savings are also realized by the removal of Ocean Glen Society (\$752.20) and Home of the Guardian Angel (\$6,072) for a combined total of \$14,450.55. See: Attachment 1 (page 9).

2. Background. Item (b) Current Status and Budget Implications (page 2) - the number of applicants requesting an increase in current level of exemption to be corrected from three (3) to five (5).

3. DASC Industries Item 8 (page 11) - the effective date is April 1, 2010 not April 1, 2020 as stated. This property was acquired in 2009 and is not on the current tax roll.

B. Proposed Revisions:

4. Musquodoboit Harbour Lions Club Item 3 - (page 10) under Commercial Assessment - that the level of exemption proposed for the be amended to a Conversion from the Commercial tax rate to Residential rate for 2009-2010 and be reviewed further in 2010-2011 to confirm the operations of a food bank on site.

The property is taxed as Commercial (\$2,624.30) the estimated cost of Conversion to the Residential rate is \$1,690.31. The organization would pay \$933.99. This lower level of exemption would save the program \$933.99 in 2009-10 as compared to full exemption.

5. Dartmouth Work Activity Item 6 - (page 11) under Commercial Assessment - that the level of exemption proposed be amended to a Conversion from the Commercial tax rate to Residential rate for 2009-2010. Any further increase to 75% exempt at the Residential rate be reviewed in 2010-2011 subject to program budget capacity.

The property is taxed as Commercial (\$29,919.19) the estimated cost of Conversion to the

Residential tax rate is \$19,523.74. The organization would pay \$10,395.45. This lower level of exemption would save the program \$7,906.98 in 2009-2010 as compared to 75% exempt at the Residential rate.

Late Application:

6. Added Item - Rocky Lake Development Association - staff notified the committee of receipt of an application made July, 2009, requesting full tax exemption and relief from arrears. The property was acquired in 2007 and is assessed at the Commercial rate (\$44,099.22). The committee recommend that the application be declined for 2009-2010 due to the late application (the closing date for this year's program was November 30, 2008). The application will be deferred to 2009. Arrears for 2008-09 are due and staff have suggested a payment plan.

The committee directed staff to follow up with Assessment Services to determine why the land was classified as Commercial rather than a portion at the Recreation Tax Rate (\$5 per acre in excess of 3 acres excluding buildings) or Resource.

Clarification:

7. Beaver Bank Kinsac Lions Club (page 14) is deferred to 2010. The property was acquired from a private owner and the assessment classification has not been revised from Residential to Commercial (based on use). Therefore, the club will be taxed at the Residential rate in 2009. Unless providing alternate service delivery, a service club is usually awarded a Conversion from the Commercial to Residential tax rate. Any change in assessment classification shall be reviewed in 2010-2011 subject to program budget capacity.

Summary:

In light of the above amendments/corrections, the Grants Committee recommends that Halifax Regional Council approve the proposed interim approach to the 2009-2010 program as identified in the attached staff report dated June 8, 2009.

BUDGET IMPLICATIONS

Based on the interim approach proposed by staff the remaining balance in the program's budget for 2009-2010 will be \$26,457.55.

1. Renew 170 groups presently in the program at their current level of exemption \$2,264,784.
2. Removal of 16 properties for a combined total saving of \$14,450.55
3. Add 10 properties to By-law T-200 as recommended by staff at a cost of \$105,908.

2009-2010 Program Budget	\$2,382,700
Less: Renewals	(\$2,264,784)
Less: Savings from properties removed	\$14,450.55
Add: 10 properties as recommended by staff	<u>(\$105,908)</u>
Balance:	<u>\$26,458.55</u>

If the proposed level of exemption to Musquodoboit Harbour Lions Club and Dartmouth Work Activity are lowered to Conversion from the Commercial to Residential rate a further saving of \$8,840.97 would be realized and can be re-directed to add other applicants. The revised balance would be **\$35,299.52**.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

As per the attached Draft Staff Report dated June 8, 2009

ALTERNATIVES

As per the attached Draft Staff Report dated June 8, 2009.

ATTACHMENTS

1. Draft Staff Report dated June 8, 2009.

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210 or Fax 490-4208

Report Prepared By: Chris Newson, Legislative Assistant
Peta-Jane Temple, Team Lead Grants & Contributions



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No.

**Halifax Regional Council
August 11, 2009**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

Dan English, Chief Administrative Officer

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: June 8, 2009

SUBJECT: **By-law T-200: Tax Exemption for Non-Profit Organizations
2009-2010 Budget Implications: Proposed Interim Process**

ORIGIN

The 2009-2010 budget approved by Regional Council on May 26, 2009 included a \$200,000 increase in the *Tax Exemption for Non-Profit Organizations Program* budget. However, this amount remained insufficient to cover all renewals and new requests.

June 1, 2009, Grants Committee meeting. Staff directed to develop an interim approach to program budget shortfall in 2009-2010, including preliminary cost implications.

RECOMMENDATION

It is recommended that Regional Council approve the proposed interim approach to the 2009-2010 program budget capacity shortfall **identified in the Discussion section of this report** and direct staff to develop a report with proposed renewals, additions, and deletions to advance through a public hearing process.

BACKGROUND

a. Program Overview and Impact

HRM By-law T-200 provides full or partial tax exemption to registered non-profit organizations under the *Tax Exemption for Non-Profit Organizations Program*. In 2008-09, 174 organizations with a total of 333 properties are assisted at a cost of \$2,188,097. Levels of assistance vary. At amalgamation a number of organizations funded under four former municipalities were merged into one program¹ and others have been added (or removed) annually through a public hearing process. Some groups provide services that replace or supplement HRM's mandate or a strategic priority while others are not directly related. As such, in the absence of detailed policy, levels of exemption tend to follow precedence.

In part, the rationale for tax assistance is based on the inability of the assessment system to distinguish between type of owner ie. a for profit or private interest vs a non-profit. From this perspective, a **conversion** from Commercial to Residential tax rate acknowledges that the owner/shareholder(s) does not derive any personal profit or equity **benefit from** the asset itself. Further exemption, expressed as a % discount to the Residential rate, might recognize alternate service delivery, an inability to pay, or simply past practice.

b. Current Status and Budget Implications

In 2008-09, the program's budget was \$2,182,700 and the actual cost of awards was \$2,188,097; an over expenditure of \$5,397. In 2009-2010, an increase of \$200,000 was approved to bring this year's budget to \$2,382,700. If the 170 groups remaining in the program are renewed at their current level of exemption the estimated cost is \$2,264,784. This would leave a capacity of \$117,916 for new properties. However, there is a 4-year waiting list of new applicants and three (3) organizations requesting an increase. Albeit, the new Conservation Property Tax Exemption Act (2008) legislation will create a saving of \$7,626 that can be re-directed to new applicants, there remains insufficient capacity to address all applicants.

c. Proposed Program Re-Design and Rationalization

It should be noted that the proposed approach to the program's budget shortfall recommended in this report is intended as interim only. Staff recommend that the *Tax Exemption for Non-Profit Organizations Program* be re-designed and implemented within a broader framework that focuses public investment in a more strategic manner. For example, how do municipal grants and contributions, property sales and leases support HRM's mandate or priorities such as the Regional Plan, Cultural Plan, Outdoor Recreation Facilities Master Plan etc? Rationalization of assistance among different HRM programs is another possibility. This approach does not presume a reduction

¹City of Dartmouth By-law T-403, Ordinance 150 City of Halifax, By-law 45 and 51 of Halifax County and By-law 21243 and 21244 of the Town of Bedford were repealed and replaced by By-law T-200.

in the overall value of assistance but might, for example, gauge the cumulative assistance provided to a group or sector through various municipal grants and contributions. The aim would be to avoid duplication and enhance equitable access to opportunity.

DISCUSSION

At the Grants Committee meeting of June 1, 2009, staff presented several options to address the program's budget capacity. The Committee agreed to the following:

- That Regional Council be asked to approve an interim approach to the program's 2009-10 budget shortfall prior to any public hearing process for renewals, additions, or changes;
- That the 2009-10 program **be intended to address only the** immediate capacity issue pending the re-design of the program to be advanced in 2009. It is anticipated that any major changes to the program might need to be phased starting in the 2010 fiscal year;
- That budget capacity not be restricted to renewals only and that reasonable efforts **be** made to address some new applications, particularly those paying full Commercial tax;
- That staff develop recommendations for the committee's consideration including preliminary cost implications.

Municipal Tax Increase/Decrease: The first step in developing a reasonably equitable approach was to try and gauge how many organizations currently in receipt of tax assistance had an decrease/increase in the amount of tax payable as compared to last year.

While the average tax increase was a modest \$283², there are several notable increases and savings. Notable increases include Pier 21 Society (+\$57,919.30) due primarily to an increase in the amount of space rented from the Halifax Port Authority, Alexandra Children's Centre (+\$27,608.37) due to new construction and revised assessment value, and 2350-2358 Gottingen Street, Halifax, owned by the City of Halifax Non-Profit Housing Society (+\$17,079.16). Together, to renew these properties alone costs an additional \$102,606.83 as compared to last year.

Overall, notwithstanding that the majority of increases were modest, the cumulative impact will be greater for those organizations with extensive property holdings, notably affordable housing organizations such as Dartmouth Non-Profit Housing Society (67 properties), City of Halifax Non-Profit Housing Society (20 properties), and non-profit housing cooperatives. It should be noted, however, that the Province introduced legislation in 2008 to cap assessment for non-profit housing cooperatives but did not extend this tax concession to other forms of non-profit housing or other non-profit sectors.

² Excluding 6 properties whose taxes increased >\$5,000, the average per property increase \$252. This figure is per property and does not account for the combined cost of multiple holdings.

Cost of Renewals: One approach to increasing the program's capacity to accept new applicants is to reduce the cost of renewals (ie. those groups already receiving assistance):

- Organizations currently in the program could have the \$-value of tax subsidy 'frozen' at 2008-09 actual value. Groups whose tax bill decreased will be unaffected. Those groups whose tax bill increased, or with multiple holdings, would have to pay the difference. A payment plan could assist with cash flow.
- Organizations currently in the program could receive a decrease in the current level of exemption. This could be done as a % or a \$-value. Another approach would be to decrease funding by a standard % across all groups.
- Not all tax bill increases are a result of market-driven assessment values which are beyond an individual's control. Those organizations whose tax bill increased due to an increase in the amount of space leased, the purchase of additional properties, new construction or major capital work could be required to pay the difference, if only on a one-time basis. The ability to detect these causes might not be a cost-effective use of resources.

Staff Recommendations:

8. The renewal of 170 organizations (329 properties), effective April 1, 2009, at 2008-09 levels of exemption for a combined total of \$2,264,784.

9. Given that there is insufficient budget capacity to address all new requests, staff recommend priority be assigned in the following order:

2.1. Organizations previously on the By-law but removed due to re-location or a change in ownership be funded as first priority in 2009-2010, provided that the type of service is identical.

2.2. Organizations assessed at the Commercial tax rate, or that portion of assessment at the Commercial rate, be funded as second priority in 2009-2010 in accordance with budget capacity.

2.3. Organizations assessed at the Resource tax rate, or that portion of assessment at the Resource rate, be funded as third priority in 2009-2010 in accordance with budget capacity. Presumes that such lands have limited if any capacity to generate revenues to the owner. Excludes strategic land holdings.

2.4. Organizations assessed at the Residential rate, or that portion of assessment at the Residential rate, be deferred to 2010-2011.

A total of 35 organizations (for a total of 307 properties) that provide housing or lodgings have applied to the program. The majority (28) are non-profit housing cooperatives with a total of 297 properties. Twenty-two (22) coops applied in 2006-07, two (2) in 2008-09, and four (4) applied in 2009-2010. If exempt at 25% of the Residential rate the combined estimated total cost would be ~\$164,511.29. Even if addressed on a "first-come first-served" basis, the 22 coops who applied in 2006-07 would cost \$125,584.56.

In light of the fact that there is insufficient capacity to address all residential applicants, including those who applied in 2006, the committee could either (a) elect not to add any residential properties, or (b) target those accommodating lower income residents. Further review would be advisable.

3. ***The balance of applicants be deferred pending Regional Council's approval of a program re-design and implementation plan.***
4. ***Requests from organizations on the By-law for an increase in level of exemption be declined in 2009-2010. These groups already receive some level of public assistance.***
5. ***Requests from organizations who lease property or are tenants, including tenancy in government or HRM-owned properties, be declined in 2009-2010.*** Legislation is intended to apply to property ownership only, not leasing. Therefore, it is prudent not to add leased properties or tenancy to the program at this time. This issue will be addressed under the proposed program re-design, including the implications of excluding or including groups leasing in the private market.

Implications of Proposed Priorities: The four (4) attachments included in this report are a preliminary indication of which groups would be included in the 2009-2010 program if the HRM Grants Committee and Regional Council accepts staff's recommendations.

Staff are recommending the addition of 10 properties to By-law T-200, effective April 1, 2009, for a combined total cost of \$105,908 and the removal of 17 properties to realize a saving of \$14,853.57. The balance of requests would be deferred.

Nursing Homes: HRM has received notification from Service Nova Scotia & Municipal Relations that the Department of Health is "...in discussions concerning policies with respect to the municipal taxation of Nursing Homes, which could affect the amount of municipal taxes that the nursing homes are required to pay" (Letter to UNSM dated April 27, 2009). It is not stated **whether** discussions are limited to non-profit nursing homes or include for-profit, or if the government will provide a grant in lieu. It would be fiscally prudent of HRM to expect pressure to recognize non-profit nursing homes under the program.

BUDGET IMPLICATIONS

Based on the interim approach proposed by staff as detailed below, the remaining balance in the account will be \$19,633.

- 1) Renew the 170 groups presently in the program at their current level of exemption, 2,264,784.
- 2) As a result of the Conservation Property Tax Exemption Act, there are savings of \$7,626. (Attachment 1)
- 3) Add 10 properties to By-Law T-200 as recommended by staff at a cost of \$105,908. (Attachment 2)

Summary:

2009/10 Program Budget	\$2,382,700
Less: Renewal of current organizations	(2,264,784)
Less: Savings from properties	7,626
Plus: 10 Properties as recommended by staff	<u>(105,908)</u>
Balance	19,633

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 could direct staff to restrict renewals to the 2008 \$-value for a combined total cost of \$2,156,937. This would create a total capacity of \$225,763.

In the majority of cases this would be a relatively modest increase in tax payable. However, in the case of three properties (Pier 21, Alexandra Children's Centre, and City of Halifax Non-Profit Housing Society 2350-2358 Gottingen Street, Halifax) the scale of increase could create financial difficulties. If the committee or Council were to endorse this approach, staff recommend some assistance be afforded these three properties and those groups whose combined tax bill increased >\$5,000 in 2009 as compared to 2008. The latter would assist groups with multiple holdings. **A fixed amount per property would be the easiest and quickest to administer.**

2. Regional Council could direct staff to make fire protection tax and area rates ineligible for exemption.

This action is not recommended in this fiscal year: To remove fire protection coverage could create inequities as compared to Royal Canadian Legions, churches and cemeteries³. Staff recommend this issue be addressed under the proposed program re-design.

3. Regional Council could direct staff to implement a minimum tax payable for all organizations on the By-law, including those groups who receive 100% tax exemption. For example, a fixed amount towards HRM Police/RCMP (\$350) and/or HRM Fire & Emergency Services (\$200) based on the region's average cost per residential household. Police and fire services are available throughout the region with comparable service standards.

This option could be considered in 2009-2010: A minimum payable is in effect for lower income homeowners under By-law T-700 and Administrative Order 10. The minimum payable ranges from \$100 to \$280 for gross household income <\$29,000. A sliding scale could be developed for non-profit groups based on prior year's gross revenue and total tax assessment.

4. Regional Council could direct staff to reverse the additional tax exemption afforded registered heritage properties for a combined saving of \$20,929.68 in 2009-2010.

This option could be considered in 2009-10 or future program re-design: The intent of affording registered heritage properties additional financial assistance was to recognize the additional costs associated with authentic preservation and the broader public benefit of heritage protection. However, the current program lacks policy with which to ensure that such savings are spent on capital work that is directly related to heritage conservation (as distinct from regular maintenance) or placed in a reserve designated exclusively for this purpose. If implemented, the level of exemption would revert to that provided to comparable service providers. The six (6) organizations listed below would be immediately impacted but could be assisted through a payment plan.

Impact of Revoking Full Exemption for Registered Heritage Property				
Organization	# Properties	Current Level	Decreased Level	Cost Saving to HRM
Khyber Arts Society/Heritage Trust of NS (Leased)	1	100% exempt	75% exempt at the Residential rate	\$625.62
Big Brothers & Big Sisters	1	100% exempt	75% exempt at the Residential rate	\$479.60
CMHA: NS Division	1	100% exempt	50% exempt at the Residential rate	\$725.83

³ Presently, these groups receive fire protection tax assistance under a separate program.

Tax Exemption for Non-Profit Organizations 2009-2010
Council Report

- 8 -

August 11, 2009

Dartmouth Non-Profit Housing Society	1	100% exempt	25% exempt	\$704.08
Harbour City Homes	7	100% exempt	25% exempt	\$18,394.55
TOTAL	11			\$20,929.68


It is anticipated that within the program's re-design assistance to heritage properties could be rationalized with the *HRM Community Grants Program* and the *Registered Heritage Properties Incentive Program*.


ATTACHMENTS

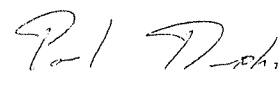
1. Removal from By-law T-200, 2009-2010
2. Proposed Addition to By-law T-200, 2009-2010
3. Proposed Deferrals to 2010-2011
4. Recommend Decline.


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 Grants & Contributions, Community Development 490-5469; Christine Buckley, Grants Program Technician, Community Development; Andre McNeil, Financial Consultant Tax & Fiscal Policy, Finance

Report Approved by: 
Bruce Fisher, Manager Tax & Fiscal Policy, Finance, 490-4493

Report Approved by: 
Andrew Whittemore, Manager, Community Relations & Cultural Affairs, Community Development, 490-1585


Paul Dunphy, Director, Community Development


For - Cathie O'Toole, Director, Finance, 490-6308

Attachment 1

REMOVAL FROM BY-LAW T-200, 2009-2010

In 2008, the Conservation Property Tax Exemption Act was enacted. Land trusts and permanent conservation easements may be exempt real property tax. A grant in lieu of taxes is to be paid to municipalities. This program is administered by the Nova Scotia Department of the Environment. The following properties owned by the Nova Scotia Nature Trust and Nature Conservancy of Canada have been exempt under this legislation and can be removed from By-law T-200.

1. Nova Scotia Nature Trust. Four (4) properties remain on By-law, eleven are to be removed:

ANN#01390295, 545 Purcell's Cove Road, Purcell's Cove. Saving ~\$1,856.20.
ANN#07724268 Lot 1, Ostrea Lake Road, Ostrea Lake. Saving ~\$166.98.
ANN# 07724276 Lot 2, Ostrea Lake Road, Ostrea Lake. Saving ~\$80.61.
ANN# 07724284 Lot 3, Ostrea Lake Road, Ostrea Lake. Saving ~\$403.03.
ANN# 07724292 Lot 4Z, Ostrea Lake Road, Ostrea Lake. Saving ~\$80.61.
ANN#05227763 Lot 5Y, Ostrea Lake Road, Ostrea Lake. Saving ~\$167.71.
ANN# 07662599 Ostrea Lake Road. Saving ~\$192.30.
ANN#07724306 Ostrea Lake (Islands, Musquodoboit Harbour). Saving ~\$36.86.
ANN#04958535 Ostrea Lake. Saving ~\$677.09.
Lot 5, Shelter Cove, Pope's Harbour Saving ~\$697.80.
ANN#01986813, Porcupine Hill. Saving ~\$234.92.
Total for Nova Scotia Nature Trust properties: \$4,594.11.

2. Nature Conservancy of Canada: Atlantic Regional Office Two (2) properties remain on By-law, three are to be removed:

ANN#08871965, Abraham Lake Road. Saving ~\$1,354.16.
ANN#08887713, Indian Point Road, Prospect. Saving ~\$119.36.
ANN# 09590153, Prospect Road, Prospect. Saving ~\$1,558.72.
Total for Nature Conservancy of Canada properties: \$3,032.24.

3. Ocean Glen Society, 9 Leary's Cove Road, East Dover - Property is abandoned and under is an HRM Dangerous & Unightly Premises order. Saving ~\$752.20.

4. Home of the Guardian Angel, 2893 Agricola Street, Halifax - Property sold in 2008. Saving ~\$6,072.

5. Metro Turning Point Society, 2170 Barrington Street, Halifax - The St. Leonard's Society acquired title to the Metro Turning Point shelter in 2008. As such, the former owner must be removed from the program and St. Leonard's added. The new owner must make application to be added to the program. It is anticipated that this property will be reinstated at the prior level of exemption and as such is not a net saving.

Attachment 2

PROPOSED ADDITION TO THE BY-LAW T-200, 2009-2010

Change of Ownership/Location

In accordance with legislation, tax exemption is not transferable. Any award is attached to a specific Assessment Account Number (ANN#). Therefore, when a group disposes of a property and re-locates or transfers title to another organization, including a non-profit, the property must be removed from By-law T-200. The owner must make application to be re-instated or a new owner must apply to be added to the program.

1. Bayside Baptist Camp Association - Sold former premises and purchased land for new construction. The program is identical. Reinstate in program at 100% tax exemption. Estimated cost ~\$9,000.

2. St. Leonard's Society of NS (Metro Turning Point) - The St. Leonard's Society acquired title to the Metro Turning Point shelter in 2008. As such, the former owner must be removed from the program and St. Leonard's added. The new owner must make application to be added to the program. Upon appeal, the assessment classification has been corrected to Residential; a saving of \$14,560 over the prior year.. The service is un-changed. Reinstate in program at 75% exempt at the Residential rate. Estimated cost ~\$7,869.71.

Commercial Assessment

Assessment categories are based on use, not ownership. When a property is not a permanent place of residence, or resource land, it is assessed as Commercial, irrespective of ownership by a private, for profit, or non-profit entity. Commercial tax rates are about **three times** higher than Residential. Therefore, even a Conversion from the Commercial to Residential rate represents a significant saving.

3. Musquodoboit Harbour Lions Club, 45 East Petpeswick Road, Musquodoboit. From Commercial to 100% exempt for an estimated cost of ~\$2,597.66. Conditional upon confirmation of use as a community hall with public access and food bank.

4. Canadian Red Cross Society, 133 Troop Avenue, Dartmouth. Conversion from the Commercial to Residential tax rate for that portion of the property that is owner occupied (excludes sub-leases) for an estimated cost of ~\$39,912.

5. Royal Antediluvian Order of Buffaloes: Harbour Lodge #53, 2 Wentworth Street, Dartmouth . Conversion from the Commercial to Residential rate for an estimated cost of ~\$5,525.67.

6. Dartmouth Work Activity 15 Poseidon Court, Dartmouth. From Commercial to 75% exemption of the Residential tax rate (based on precedence) for an estimated cost of ~\$27,430.72.

7. Lakeview, Windsor Junction, Fall River Fireman's Association, 843 Fall River Road, Fall River. From the Commercial to Residential tax rate, effective April 1, 2010, at an estimated cost of ~\$3,332.78.

8. DASC Industries, 59 Dorey Avenue, Dartmouth. From the Commercial to Residential tax rate, effective April 1, 2020, for an estimated cost of ~\$8,140.31.

Resource Assessment

9. Fultz House Restoration Society, ANN#10176697, 25 Sackville Drive Vacant park land. From Resource/Residential to 100% exempt for an estimated cost of ~\$167.15.

10. Nova Scotia Nature Trust ANN#02344203, Purcell's Cove, Halifax. Two conservation lots located in Purcell's Cove From Resource to 100% exempt for an estimated cost of ~\$1,932.

Attachment 3

PROPOSED DEFERRALS TO 2010-2011

Residential Assessment

Presently, this sector includes various forms of housing including supportive housing for persons with special needs, residential addictions treatment, lodges, emergency shelters, and affordable housing.

Note: The exemption levels listed below are for costing purposes only and do not imply an award or level of award. These levels of exemption are based on precedence within the existing program.

Organization	Number of Properties	Combined Total Tax	Estimated Cost of Exemption*
Supportive Housing @75% exempt			
St. Leonard's Society (Romans Ave)	1	\$3,574.06	\$2,680.54
E. Fry Society	1	\$4,108.45	\$3,081.33
Metro Non-Profit Housing Society	1** Land	\$4,751.74	\$3,563.80
Sub-Total	3	\$12,434.25	\$9,325.67
Affordable Housing: Non-Profit Society @25% exempt			
Harbour City Homes	3	\$20,290.63	\$5,072.66
Affordable Housing: Non-Profit Coops @25% exempt			
ABC Housing Cooperative	8	\$13,358.43	\$3,339.61
New Armdale Housing Cooperative	10	\$12,600.72	\$3,150.18
Atlantic Housing Cooperative	14	\$18,915.08	\$4,728.77
Central Dartmouth Housing Coop	12	\$20,297.51	\$5,074.38
Cliffside Housing Cooperative	12	\$27,167.40	\$6,791.85
Cranberry Lake Housing Coop	1	\$38,400.00	\$9,600.00
Dunbrack Housing Cooperative	11	\$17,856.18	\$4,464.05
Flip Flop Housing Cooperative	12	\$15,987.27	\$3,996.82
Highfield Park Housing Cooperative	1	\$29,868.30	\$7,467.08
James MacDonald Housing Coop	1	\$16,254.00	\$4,063.50
Kabuki Housing Cooperative	5	\$5,084.53	\$1,271.13

Tax Exemption for Non-Profit Organizations 2009-2010
Council Report

- 13 -

August 11, 2009

Organization	Number of Properties	Combined Total Tax	Estimated Cost of Exemption*
McIntosh Housing Cooperative	27	\$48,190.53	\$12,047.63
Harbour West/New Armdale Housing Cooperative	3	\$3,651.99	\$913.00
Nunodin Housing Cooperative	8	\$10,578.00	\$2,644.50
Rogers Housing Cooperative	11	\$22,243.90	\$5,560.98
Rooftops Housing Cooperative	12	\$14,245.81	\$3,561.45
Saduke Housing Cooperative	10	\$25,572.14	\$6,393.04
Seaview Housing Cooperative	1	\$13,944.90	\$3,486.23
Spryview Housing Cooperative	9	\$11,427.45	\$2,856.86
Tri-Sack Housing Cooperative	17	\$25,884.79	\$6,471.20
True North Housing Cooperative	1	\$10,861.20	\$2,715.30
Westmoor 57 Housing Cooperative	56	\$107,612.70	\$26,903.18
Longhouse Housing Cooperative	11	\$33,021.45	\$8,255.36
Crossroads Housing Cooperative	9	\$45,638.75	\$11,409.69
Fresh Start Housing Cooperative	16	\$15,103.40	\$3,775.85
High Hopes Housing Cooperative	9	\$19,212.90	\$4,803.23
Needham Housing Cooperative	5	\$9,769.80	\$2,442.45
Rocky Road Housing Cooperative	4	\$25,295.88	\$6,323.97
Sub-Total	297	\$658,045.10	\$164,511.29
Lodges @50% exempt			
Halifax Haven Guest Home Society	1	\$6,484.84	\$3,242.42
Canadian Cancer Society	1	\$3,911.42	\$1,955.71
Sub-Total	2	\$10,396.26	\$5,198.13
TOTAL	305	\$701,166.24	\$184,107.75

*Excludes sub-leasing, vacant land holdings, or commercial use.

** Taxes are expected to increase significantly in 2010-2011 due to new construction.

Residential Assessment - Other

Eastern Land Buddhist Association Appears to be the equivalent of a manse and a religious retreat. Requires further review.

Beaver Bank Kinsac Lions Club - Assessed at the Residential rate (~\$228.48). Recommend defer to 2010-2011. Staff suggest assessment is incorrect and should be Commercial based on use.

Leased Premises: New Applicants

Sixteen (16) applicants lease, of which 3 are in the private sector, 11 are tenants in HRM-owned property, and 2 are land leases.

Tenants in Private Properties:

YWCA

Abilities Foundation

Halifax Community Planning & Design

Bloomfield Centre, Halifax:

Centre for Diverse Visible Cultures

Independent Living Resource Centre

CMHA

Safe Harbour Metropolitan Church

Northern Lights Seniors Citizens Club

Ecology Action Centre

St. Andrew's Centre, Halifax:

Halifax Immigrant ESL/MISA

Multicultural Council of NS

Halifax City Soccer

Halifax Amateur Radio Club

Sackville Sports Stadium, Sackville:

Lakeshore Curling Club

HRM Land Lease:

Canoe/Kayak: Atlantic Division

Provincial Land Lease:

Icelandic Memorial Society

Leased Premises on By-law

The majority of properties on the by-law are in accordance with legislation ie. owner occupied. But approximately 18-20 properties are leased⁴, primarily from government. All leased properties could be removed from the by-law. However, albeit all applicants are advised that awards are annual, many do not budget the full amount of tax and assume that exemption will be renewed at prior levels. Given the very short notice it is highly unlikely that any have made adequate budget provisions for 2009-2010.

⁴ The following is not an exhaustive list: MacDonald House Association, Spencer House Seniors Centre, South End Day Care, Dartmouth Family Resource Centre, Pier 21 Society, Khyber Arts Society, Heritage Trust of NS, Needham Preschool, Halifax Alta Gymnastics, Soccer NS, Quest, Cunard Street Children's Centre, Feed NS, Homes for Independent Living, Nova Scotia Autism Centre, Sackville Lions Club, Orenda Canoe Club, Senobe Aquatic Club, Halifax Junior Bengal Lancers, Sackville Family Daycare, Atlantic Canada Aviation Museum, Cultural Federations of NS.

Attachment 4

RECOMMEND DECLINE

Commercial Assessment

Preston Area Board of Trade - Incubator mall office rentals. Not recommended. Business development enterprise.

Home of the Guardian Angel - Family services. Receives 75% exemption at the Residential rate. Requesting 100% exempt.

Cunard Street Children's Centre - Child care. Receives 75% exempt at the Residential rate. Requesting 100% exempt. Property lease to purchase agreement with HRM, includes sub-leases.

Community Care Network - Employment training program. Receives 50% exemption at Residential rate. Requesting 100%.

Residential Assessment

St. Leonard's Society - Transition housing. Receives 75% exemption at the Residential rate. Requesting 100% as registered heritage property.

Alice Housing - Transition housing. Six (6) properties receive 50% exemption at the Residential rate. Requesting 100%.

Friends of Children Atlantic Association - Lodge for families of children receiving hospital care. Receives 75% exemption at the Residential rate. Requesting 100%.