



Cape Breton Regional Municipality

A Community of Communities



REQUEST FOR EXPRESSION OF INTEREST

CBRM_EOI01-2022

CBRM RAPID HOUSING INITIATIVE

Closing: Thursday, January 26, 2023 at 2:00 pm local time

Cape Breton Regional Municipality

Procurement Section

Purchase@cbrm.ns.ca



Cape Breton Regional Municipality

PROCUREMENT SECTION, FINANCIAL SERVICES

320 ESPLANADE, SUITE 102

SYDNEY, NS B1P 7B9

PHONE: 902-563-5015 EMAIL: purchase@cbrm.ns.ca

MANDATORY REQUIREMENT CHECK LIST

PRIOR TO SUBMISSION PLEASE CHECK THAT YOU HAVE SUBMITTED A COPY OF THE FOLLOWING DOCUMENTS

- ☒ SCHEDULE "A" – MUNICIPAL BY-LAW COMPLIANCE CERTIFICATE
- ☒ SCHEDULE "B" – TRADE AGREEMENTS ACKNOWLEDGEMENT
- ☒ SUBMISSIONS FOR THIS EXPRESSION OF INTEREST WILL ONLY BE ACCEPTED BY EMAIL TO PURCHASE@CBRM.NS.CA & MUST INCLUDE ALL ITEMS LISTED UNDER THIS CHECK LIST
- ☒ RECEIVED ADDENDA NO. _____ TO NO. _____ INCLUSIVE WERE CAREFULLY EXAMINED

DATED THIS 26 DAY OF January, 2023.

COMPANY NAME: New Dawn Enterprises Ltd.

ADDRESS: 37 NEPEAN STREET

CITY/ PROVINCE: SYDNEY, NOVA SCOTIA POSTAL CODE: B1P 6A7

PHONE NO.: 902-539-9560

FAX NO.: _____

EMAIL ADDRESS: newdawn@newndawn.ca

WEBSITE: www.newdawn.ca

CONTACT NAME (please print): Alyce Maclean

TITLE (please print): Project Manager, Housing Development PHONE NO.: 902-317-0604

THE FOLLOWING INFORMATION MUST BE COMPLETED TO ENSURE ACCEPTANCE.
FAILURE TO COMPLY WITH ABOVE WILL RESULT IN DISQUALIFICATION OF YOUR BID.



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INSTRUCTIONS TO BIDDERS

REQUEST FOR EXPRESSION OF INTEREST CBRM_EOI01-2022

Closing: Submit to the undersigned up to 2:00 P.M., **THURSDAY, JANUARY 26, 2023**, the bid must be emailed to purchase@cbrm.ns.ca and must clearly designate **CBRM_EOI01-2022**.

NOTE: FAXED / PAPER submissions are NOT acceptable and will not be considered

Questions & Clarifications: Any clarification required by a proponent must be requested in writing to the responsible Buyer indicated in the Solicitation. Such requests must be provided in due time before the closing date in order to allow proper consideration and a reply. The response to a request for clarifications submitted by any Proponent will be posted on the Nova Scotia Government Website as an Addendum.

Withdrawal or Modification of Bid: Proponents may withdraw, replace or modify their bid up until the specified closing time, provided that this is done in writing. Any modification or replacement of a bid must be done in the same format as defined in the Solicitation. **NOTE: FAXED / ELECTRONIC modifications are acceptable**

Addenda: All addenda must be acknowledged in bid submission; proponents must monitor the Nova Scotia Government Tenders Website for any addenda that may be issued. CBRM staff no longer maintains plan takers lists, and no longer have knowledge of who has downloaded opportunities.

<http://www.novascotia.ca/tenders/tenders/ns-tenders.aspx>

Rectification Period: Procurement opens and reviews the Bids to determine if all mandatory submission requirements have been met in accordance with the Solicitation Document.

If the bid fails to meet the mandatory submission requirements, Procurement will notify the Bidders that there is a second opportunity to meet the mandatory submission requirements within the rectification period of two business days. Once the rectification period deadline passes, Bids still failing to meet the mandatory submission requirements are disqualified and will not be evaluated further. All bids satisfying the mandatory submission requirements are then passed along to the evaluation team for further evaluation. Exceptions to this are technical addenda, if a technical addendum is not acknowledged, the Bidder will be disqualified and there is no rectification allowance for incorrect submittal of a two-envelope submission (two PDFs due to Covid-19), or for failure to include a required bid deposit.

TENDER CONTENTS:

(Section Applies to: Construction Contracts, Services & Sale of Municipal Property ONLY!)

Bid Security: Each tender must be accompanied by a certified cheque payable to the Cape Breton Regional Municipality or a Bid Bond on CCDC Form 220 for ten (10) percent of the tendered sum. *Any withdrawal of the successful tender shall constitute forfeiture of the bid deposit.*

Performance Security: A Performance Bond in the amount of fifty (50) percent contract price and Labour and Material Payment Bond in the amount of fifty (50) percent of the contract price will be required upon notification of award and before the signing date of the contract or issue of the Purchase Order.

Alternate Securities Acceptable: As an alternate to the Security Deposit and the Consent of Surety requirements stated herein, Contractors may submit a ten (10) percent bid security certified cheque, and subsequently upon notification of award, an additional ten (10) percent contract security certified cheque, in lieu of contract stated bonding.



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Accompanying Documents: All bids must include the following documents: : *(Please note that only what is listed on the Mandatory Check List is required for this particular solicitation)*

- "Check List" Completed in full /Signed /Dated(Including acknowledgement of addenda)
- The signed **Schedule "A"** Municipal By-Law Compliance form attached to the tender documents.
- The signed **Schedule "B"** Trade Agreement Acknowledgement form attached to the tender documents.
- A letter of Good Standing/Clearance from the Workers' Compensation Board of Nova Scotia
- Proof of current and valid Workplace Safety Certificate of Recognition (COR) from an authorized institution (East Coast Mobile Medical, HSE Integrated Limited, Nova Scotia Construction Safety Association (NSCSA), Nova Scotia Trucking Safety Association, Occupational Health and Educational; Services 2002 Inc, Safety Services Nova Scotia or equivalent)
- Completed/signed **Appendix "A"** Consultant, Contractor, Supplier Health & Safety Questionnaire.
- General liability insurance.

Prior to Contract Award – In accordance with section nine (9) of the CBRM Procurement Policy, the successful tenderer may be required to provide an approved Commercial Property Zoning Confirmation, issued by CBRM's Development Officer, prior to award of contract.

Following completion of the tendered work, letters of clearance from both organizations, dated no earlier than the final day worked on the project, must be submitted with the final invoice for the project. This will form a condition of the tender in addition to any other conditions within the contract documents and specifications.

POLICY:

- Canadian Free Trade Agreement (CFTA) and The Cape Breton Regional Municipality Procurement Policy are the governing documents used for all tenders. Copies of these documents are available from the Financial Services Department, Procurement Section, Suite 102, 320 Esplanade Sydney, N.S. or by phoning (902) 563-5015.
- Successful bidder will be required to follow CBRM protocol as designated by Purchasing Department for delivery and invoicing.
- Payment: Any supplier having an account due to the Cape Breton Regional Municipality, which is in arrears, will have such arrears deducted from payments being made to the supplier.

The Cape Breton Regional Municipality reserves the right to reject any or all tenders or to accept any tender or part thereof considered to be in its best interest.

Daniel C. Colbourne

Daniel C. Colbourne, Procurement Officer - Financial Services

(P) 902-563-5015 (E-Mail) purchase@cbrm.ns.ca



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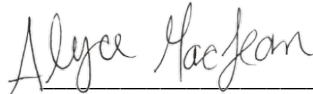
PHONE: 902-563-5015 EMAIL: purchase@cbrm.ns.ca

SCHEDULE "A"

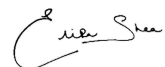
MUNICIPAL BY-LAW COMPLIANCE CERTIFICATE

This document forms part of and is incorporated into the Tender. Bidders convicted of violations of any Cape Breton Regional Municipal By-Laws or found in contravention of the Dangerous and Unsightly Provision of the *Municipal Government Act*, S.N.S. 1998, c. 18 shall be precluded from bidding on the tender. Successful bidders who subsequently are found guilty of violation of any Cape Breton Regional Municipal By-Laws or are found to have contravened the Dangerous and Unsightly Provision of the *Municipal Government Act* S.N.S. 1998, c. 18 shall have the tenders revoked and shall be precluded from bidding on subsequent tenders for a period of thirty-six months.

New Dawn Enterprises (hereinafter referred to as "The Bidder") does hereby certify that the Bidder has not been found guilty of violation of any Cape Breton Regional Municipal By-Laws and has not been found to have contravened the Dangerous and Unsightly Provision of the *Municipal Government Act* S.N.S. 1998, c. 18 and furthermore hereby agrees to comply with all Cape Breton Regional Municipal By-Laws and the Dangerous and Unsightly provision of the *Municipal Government Act*, S.N.S. 1998, c. 18. The Bidder understands and agrees that any finding of guilt or contravention of any Cape Breton Regional Municipal By-Laws and provisions will result in the Tender being revoked and the Bidder being precluded from bidding on any subsequent Tender for a period of thirty-six months.



Witness



Bidder

CBRM INTERNAL USE ONLY

Approved by: _____

Title: _____

Date: _____



Cape Breton Regional Municipality

PROCUREMENT SECTION, FINANCIAL SERVICES

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SYDNEY, NS B1P 7B9

PHONE: 902-563-5015 EMAIL: purchase@cbrm.ns.ca

SCHEDULE "B"

TRADE AGREEMENTS ACKNOWLEDGEMENT

All Public Sector Entities in Nova Scotia have trade agreement obligations under the Public Procurement Act. Trade agreements play a vital role in our economy. They create market access for our goods and services by reducing barriers to, among other things, labour mobility, investments, energy, agriculture, and government procurement. Agreements can be comprehensive, covering a number of different issues, or more concentrated, covering individual issues. Each agreement has unique language, exemptions, rules, and requirements.

Municipalities, Academic Institutions, School Boards, Health Authorities (MASH) and Crown Corporations that have their own procurement groups and policies must ensure they are consistent with the principles of the Province of Nova Scotia Procurement Policy, and the obligations of the Public Procurement Act.

Trade Agreements that impact government procurement in Nova Scotia include the Canadian Free Trade Agreement (CFTA) and the Comprehensive Economic Trade Agreement with the European Union (CETA). The CFTA and CETA includes all provinces, Northwest Territories, Yukon, and the Federal Government as well as their respective MASH sectors and Crown Corporations.

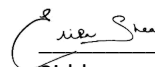
The key to being compliant with multiple trade agreements is to ensure you are meeting the obligations of the one with the lowest thresholds, which in this case is the CFTA. Table A outlines the thresholds for these two agreements.

TABLE A – Domestic Agreement

Agreement	Coverage	MASH
Canadian Free Trade Agreement	Equal access to Canadian suppliers. Includes all CDN Provinces, NWT, YUK, their respective MASH and Crowns, and the Federal Government	Goods: \$105,700+ Services: \$105,700+ Construction: 264,200+
Comprehensive Economic Trade Agreement with the European Union	Equal access to EU suppliers – includes: Federal Government, Provinces, Territories, MASH, Provincial/Federal Crowns & Public Utilities (many exceptions)	Goods: \$365,700+ Services: \$365,700+ Construction: \$9.1M+

New Dawn Enterprises (hereinafter referred to as "The Bidder") does hereby acknowledges the understanding that this tender falls under the Domestic Trade Agreements, Atlantic Procurement Agreement (APA) and Agreement on Internal Trade. As part of these agreements and under the Nova Scotia Public Procurement Act, CBRM is included as part of the MASH Sector. This document forms part of and is incorporated into the Tender.


Witness


Bidder

CBRM Rapid Housing Initiative Expression of Interest

Overview

The Cape Breton Regional Municipality (CBRM) is issuing an Expression of Interest (EOI) for Qualified proponents to work with the CBRM on a Rapid Housing Initiative (RHI). The Rapid Housing Initiative (RHI) is a Federal program that provides funding for the rapid development of new residential units that will provide housing for those in need of deeply affordable housing. Units must be targeted to vulnerable populations who are homeless or at severe risk of experiencing homelessness with a percentage of housing that must be targeted to women/women with children, urban Indigenous populations, and Black Canadians.

On November 10, 2022, the federal government launched Round 3 of RHI. An additional investment of \$1.5 billion will create up to 4,500 new permanent, affordable housing units across the country. As with the first two rounds, RHI Round 3 will be delivered through two funding streams.

- Cities Stream which flows directly to municipalities to ensure funds are directed to areas where there is the highest incidence of renters in severe housing need, and;
- Projects Stream where proponents apply directly to CMHC and are considered amongst submissions received across Canada.

Key considerations for applicants include:

- Development must be complete within 18 months;
- 25% of funding will be targeted to create housing for women and/or women and their children; and
- 15% of funding will be targeted for urban Indigenous Peoples.

The CBRM has been selected to receive direct funding under the Cities Stream. To secure the RHI Cities Stream funding CBRM must submit selected development proposals to CMHC by March 15, 2023. As such we are seeking Expressions of Interest (EOI) to understand which registered non-profit or charitable housing providers can partner with the Municipality under the Cities Stream.

Due to the short timeline, expressions of interest must be received no later than January 26, 2023 at 2:00 p.m.

Please complete the attached application form, including the required supplemental information, as part of your expression of interest and email it to Purchase@cbrm.ns.ca.

CBRM Rapid Housing Initiative Expression of Interest

Qualifications for funding

Costs must be associated with one of the three categories noted below (including the acquisition of land):

1. Construction of new affordable residential units (new developments will be required to exceed energy efficiency standards and local accessibility standards)
2. The conversion of non-residential to residential
3. The renovation of uninhabitable buildings to become habitable

Projects funded under the RHI must be constructed within 18 months of the investment plan being agreed to, and operate for a minimum of 20 years. All units must serve priority populations as identified in the National Housing Strategy and meet the following affordability criteria:

- All units must serve and be affordable to targeted people and populations who are vulnerable and who are also, or otherwise would be, in severe housing need or people at high risk of homelessness. Housing is considered affordable if the resident household is paying no more than 30% of its before-tax income on housing costs, or the equivalent of the shelter component of any provincial income assistance. Affordability must be maintained for a minimum of 20 years.
- A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30 percent or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).
- Homelessness is described as the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect means and ability of acquiring it. Populations at imminent risk of homelessness are defined as individuals or families whose current housing situation will end in the near future (for example, within two months) and for whom no subsequent residence has been established.

Eligible property types include:

- standard rental
- transitional housing

CBRM Rapid Housing Initiative Expression of Interest

- permanent supportive housing
- single room occupancy
- seniors' housing (excludes delivery of healthcare)

All Projects must be:

- located in Canada
- available for year-round occupancy
- long term tenancy (3 months or more)
- residential for its primary use
- for rehabilitation funding, the project must be vacant, uninhabitable and lost from the housing stock

Please refer to the attached **CMHC's RHI Highlight Sheet** for additional information.

Rapid Housing Initiative: Round 3

Submission Request Form

Name of Organization and Project Title:

Confirmation of Registered Non-Profit/Charitable Status:

Number of Years Providing Housing:

Amount of Funding Requested Under RHI:

Name/Contact Information for Application:

Address of the Project:

Does your organization own the property (or have an agreement from the property owner to develop the property)?

Number of Residential Units: Total

To be funded under RHI

Please provide the status of the project design and construction, or existing building (including the concept stage, preliminary drawings)

PLEASE ATTACH A PRELIMINARY DEVELOPMENT TIMELINE FOR YOUR PROJECT

Please describe any barriers that may delay the development of the project (zoning, access to land, operating costs).



CAPE BRETON
REGIONAL MUNICIPALITY

Cape Breton Regional Municipality
320 Esplanade, Sydney, Nova Scotia
Canada B1P 7B9

www.cbrm.ns.ca

Total Funding Required for Development:

Please list other confirmed funding sources including the amount

Please indicate your ability to secure additional funding should your project go over budget

Please describe any barriers that may impact the long-term viability of the project.

PLEASE ATTACH A PRELIMINARY PRO-FORMA SHOWING THE PROJECTED 5 YEAR OPERATING BUDGET FOR YOUR PROJECT.

Please share any additional information that should be considered when reviewing your application



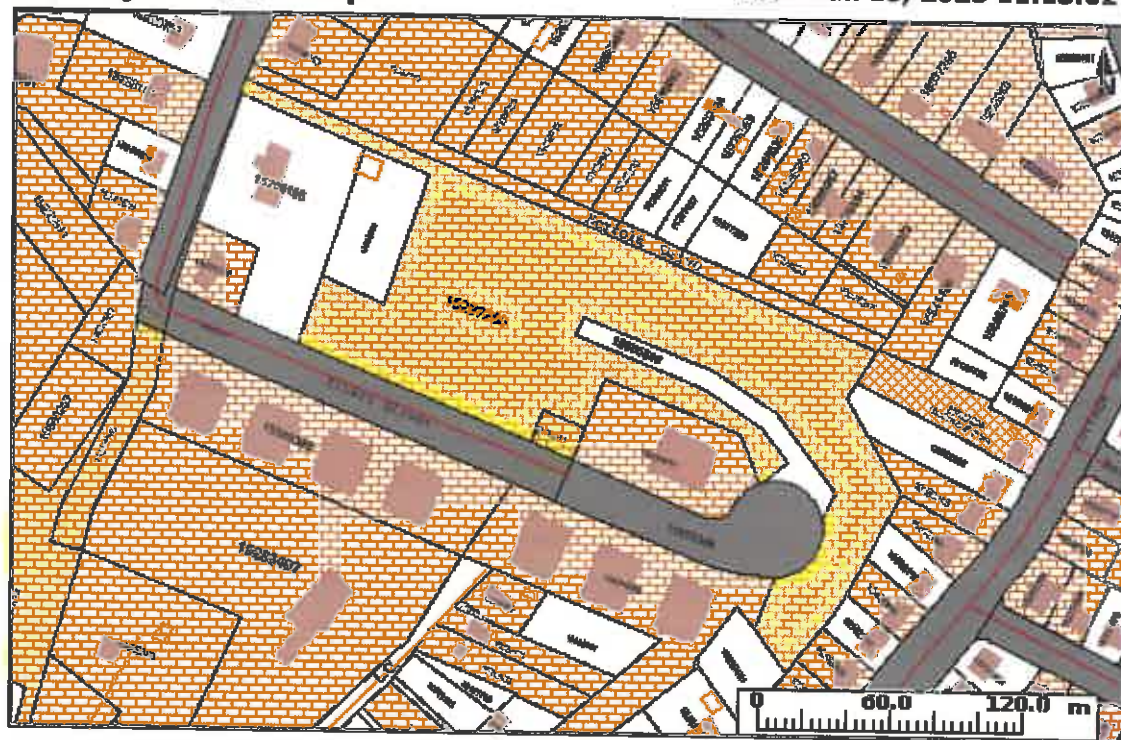
CAPE BRETON
REGIONAL MUNICIPALITY

Cape Breton Regional Municipality
320 Esplanade, Sydney, Nova Scotia
Canada B1P 7B9

www.cbrm.ns.ca

Property Online Map

Date: Jan 13, 2023 11:13:02 AM

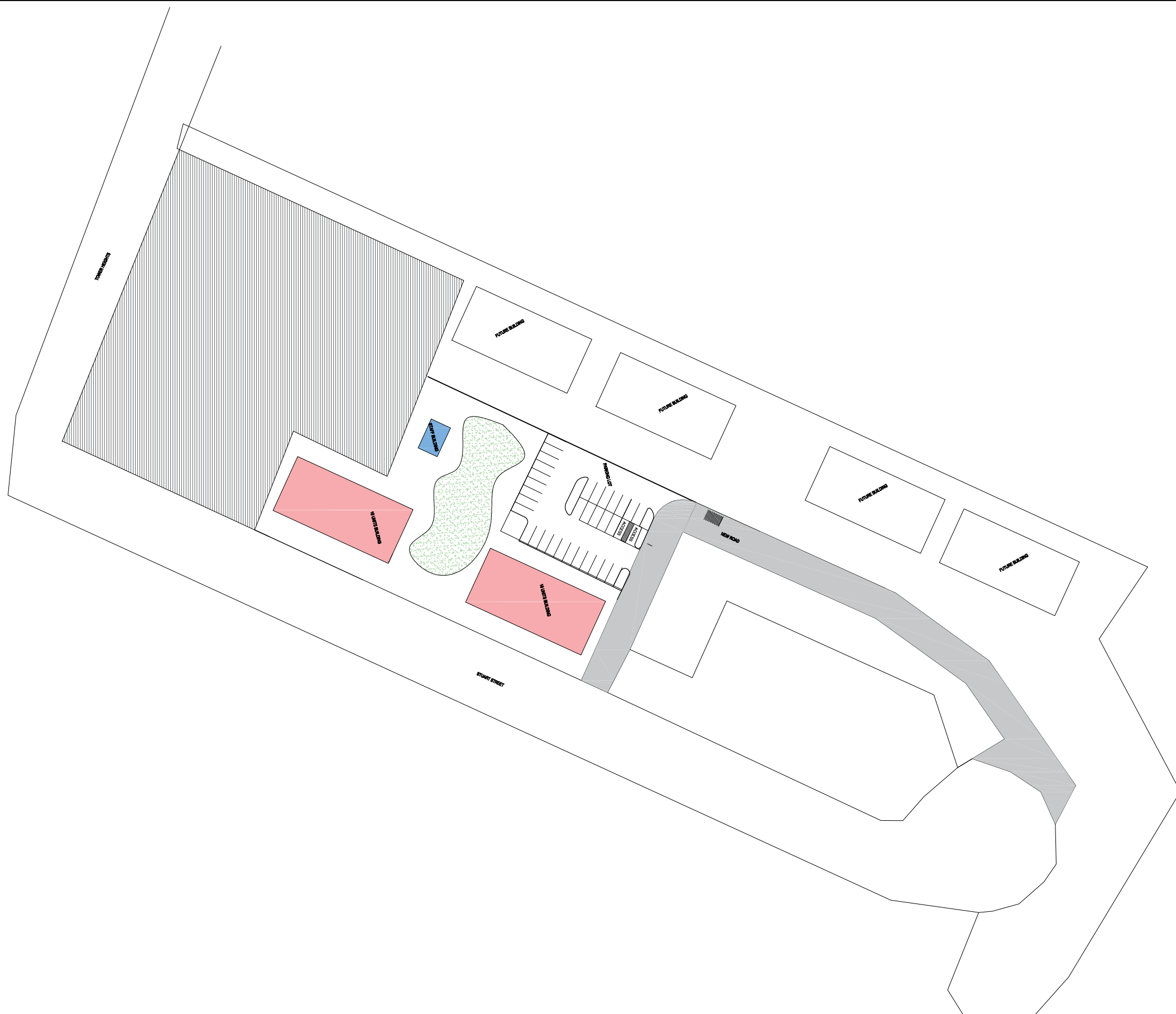


PID:	15297260	Owner:	NEW DAWN ENTERPRISES LIMITED	AAN:	09452060
County:	CAPE BRETON COUNTY	Address:	26 STUART STREET MIRA ROAD	Value:	\$53,700 (2023 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

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RHI - FLOOR PLAN

Subject:
Site Plan - Stuart Street

Scale:
As noted

Revision:
00

Date:
01/17/2023

Pro Forma: Income Statement

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	June 2023-March 2024	April 2024-March 2025	April 2025-March 2026	April 2026-March 2027	April 2027-March 2028	April 2028-March 2029
Income						
Rental Revenue (Rent Geared to Income: 30% of client income). See Note 1.	\$0	\$18,130	\$73,245	\$73,978	\$74,717	\$75,465
NS Department of Community Services - Building Operations	\$153,810	\$294,578	\$232,945	\$242,929	\$253,281	\$264,014
NS Department of Community Services - Building Staffing	\$102,606	\$548,331	\$548,331	\$440,012	\$455,412	\$484,552
Net Revenue	\$256,416	\$861,039	\$854,522	\$756,919	\$783,411	\$824,031
Expenses						
Unit Operating Expenses: 18 Units + Two Common Areas + Staff Building						
Insurance (Ecclesiastical via Broker Link)	\$3,564	\$14,250	\$14,749	\$15,265	\$15,799	\$16,352
Property Taxes	\$11,880	\$47,500	\$49,163	\$50,883	\$52,664	\$54,507
Repairs and Maintenance (1500/unit/year)	\$7,125	\$28,500	\$29,498	\$30,530	\$31,598	\$32,704
Deferred Funds for Long Term Maintenance (roof and window replacements at Year 15-20)	\$3,960	\$15,833	\$16,387	\$16,961	\$17,554	\$18,169
Site Internet (shared accounts, mutiple users, internet included in rent cost)	\$2,850	\$11,400	\$11,799	\$12,212	\$12,639	\$13,082
Professional Fees (external legal services, external annual financial review)	\$1,980	\$7,916	\$8,193	\$8,480	\$8,777	\$9,084
New Dawn Properties and Accounting Staff. See Note 2.	\$9,498	\$38,000	\$39,330	\$40,707	\$42,131	\$43,606
Garbage and Snow Removal	\$3,960	\$15,833	\$16,387	\$16,961	\$17,554	\$18,169
Bad Debt/Vacancy. See Note 3.	\$1,200	\$4,815	\$4,984	\$5,158	\$5,338	\$5,525
Landscaping/Grounds	\$3,960	\$15,833	\$16,387	\$16,961	\$17,554	\$18,169
Office Supplies	\$480	\$1,900	\$1,967	\$2,035	\$2,107	\$2,180
Power. See Note 4.	\$11,400	\$45,600	\$47,196	\$48,848	\$50,558	\$52,327
Water	\$2,970	\$11,900	\$12,317	\$12,748	\$13,194	\$13,656
Furnishings	\$75,000	\$25,000	\$10,000	\$10,350	\$10,712	\$11,087
Subtotal Unit Operating Expenses	\$139,827	\$284,280	\$278,355	\$288,097	\$298,181	\$308,617
Administrative Expense. See Note 5.	\$13,983	\$28,428	\$27,835	\$28,810	\$29,818	\$30,862
Total Unit Operating Expenses	\$153,810	\$312,708	\$306,190	\$316,907	\$327,999	\$339,479
Staffing and Programming Expenses						
Project Manager (Start-Up Phase Only)	\$63,558	\$84,745	\$84,745	\$0	\$0	\$0
Full-Time Peer Support Workers	\$10,293	\$287,040	\$287,040	\$297,086	\$307,484	\$318,246
Part-Time Peer Support Workers	\$0	\$11,960	\$11,960	\$12,379	\$12,812	\$13,260
MERC and Benefits (18%)	\$13,293	\$69,074	\$69,074	\$55,704	\$57,653	\$59,671
Client Bus Tickets	\$0	\$4,500	\$4,500	\$4,658	\$4,821	\$4,989
Staff Local Travel	\$144	\$6,864	\$6,864	\$7,104	\$7,353	\$7,610
Project Evaluation	\$0	\$12,000	\$12,000	\$0	\$0	\$12,000
Storage Unit	\$0	\$4,200	\$4,200	\$4,347	\$4,499	\$4,657
Office Supplies	\$1,995	\$3,000	\$3,000	\$3,105	\$3,214	\$3,326
Cell Phones/Plan	\$810	\$9,600	\$9,600	\$9,936	\$10,284	\$10,644
Computers/Printers	\$1,710	\$750	\$750	\$776	\$803	\$832
Office Furnishings	\$1,475	\$750	\$750	\$776	\$803	\$832
Generator Operations and Maintenance. See Note 6.	\$0	\$4,000	\$4,000	\$4,140	\$4,285	\$4,435
Subtotal Staffing and Program Expenses	\$93,278	\$498,483	\$498,483	\$400,011	\$414,011	\$440,502
Administrative Expense. See Note 7.	\$9,328	\$49,848	\$49,848	\$40,001	\$41,401	\$44,050
Total Staffing and Programming Expenses	\$102,606	\$548,331	\$548,331	\$440,012	\$455,412	\$484,552
Total Operating Expenses	\$256,416	\$861,039	\$854,522	\$756,919	\$783,411	\$824,031
Net Income (Loss)	\$0	\$0	\$0	\$0	\$0	\$0

Note 1: Tenants are those who are homeless/at-risk-of-homelessness and in need of harm reduction units because of substance use. Some may be on provincial income assistance. Some may not and will take a few months to settle and complete paperwork.

Rent assumes:

- (1) Participants qualify for Enhanced Standard Household Rate of \$950 per month
- (2) Rent is set at 30% of monthly income or \$315/month (of the total \$950/month income)
- (3) Some clients won't already be set up on ESIA and will need 2 months to be set up
- (4) Of the total possible clients in each scenario, #3 above is assumed to apply to 25% of units
- (5) #3 and #4 above fall outside of vacancy rate and bad debt accounted for in expenses

Note 2:

Funds to account for ND Properties staff: advertising for tenants, set up of tenants, drafting of leases, signing of leases, turn-over of apartments, day-to-day maintenance of apartments; liaising with support service providers

Funds to account for ND Accounting staff: set up of pre-authorized debit for tenants, collection of rents, generation of financial statements for internal review and for external audit, attending to rental arrears, payment of property service providers (insurance, snow removal, landscaping, etc.)

Based on experiences to date with supportive housing units, we know that they do require more day-to-day work and investment from both Properties and Accounting staff (relative to standard affordable housing or low-acuity supportive housing) and these figures reflect this additional work.

Note 3: Vacancy rate/bad debt are projected to be higher because of the nature of the units.

Note 4: We are projecting a standard Nova Scotia Power expenses for building operations.

However, our capital budget and design provides for a solar array to offset the sites full power generation.

If the capital budget is fully funded, this power expense is removed from operating expenses.

This provides more stable costs over time (though a small maintenance expense would remain).

It also allows us to provide a fully net-zero development.

Note 5: Accounts for costs not repented in direct staff costs: insurance, staff travel/incidental expenses, staff supervision, payroll expenses, long-term planning, development costs, etc.

Note 6: Capital budget provides for the purchase and installation of a generator following the community's experiences with Fiona.

Note 7: Same as Note 5 but applicable to Ally Centre overhead expenses.

Note 8: In most cases 3.5% has been used for annual cost inflation.

via email

Cape Breton Regional Municipality
RHI Evaluation Committee
320 Esplanade
Sydney, Nova Scotia
B1P 7B9

January 24, 2023

Dear Selection Committee:

The Department of Community Services is pleased to support New Dawn Enterprises and the Ally Centre in their application to the Rapid Housing Initiative, Cities Stream. This project supports and advances the province's supportive housing plan.

We are impressed with the work of both organizations in meeting the needs of vulnerable individuals within their community. There is a significant need for supportive housing in Cape Breton and New Dawn Enterprises is a partner with extensive experience in the affordable housing sector. The proposal submitted is one we believe will make a significant contribution to the community particularly individuals who actively use substances and require supportive housing to have successful tenancy. The proposed operating budget reflects the needs of those that would benefit from the project and is in line with other similar endeavors that we have supported through our Homelessness and Supportive Housing programs.

Both I, and Cyd Lepage, the Director of Homelessness and Supportive Housing would be happy to meet with the evaluation committee to discuss this application as we have reviewed and collaborated with New Dawn to advance their RHI application. The Department of Community Services has provided operating costs for projects of this size and scope and feel this proposal is one that if successful we would be in a position to further negotiate the operating expenses.

Sincerely,

Meredith Cowan

Meredith Cowan
Executive Lead, Homelessness & Supportive Housing
Department of Community Services



1482 George Street
Sydney, NS B1P 1P3

January 26, 2023

To Whom It May Concern,

I write this letter today in strong support of New Dawn's Rapid Housing Initiative City Stream application. As Director for Mental Health & Addictions, Nova Scotia Health, Eastern Zone, I see every day the dire need for housing for high acuity, homeless or precariously housed individuals.

In my experience, New Dawn consistently demonstrates a commitment to identifying, and providing solutions for, socio-economic challenges in the CBRM. New Dawn is a competent and robust organization, able to take on complex work and chart a productive path forward. Housing has been central to New Dawn's identity for 47 years. Since 1976, they have operated upwards of 300 apartment units and acquired considerable knowledge of caring for lands and buildings and the importance of scheduled, routine maintenance to ensure building health and longevity.

The impact of 20 new supportive housing units for tenants who are actively managing mental health and addiction issues cannot be overstated. For a population of approximately 100,000 people in a region with rising poverty rates, there are currently 46 units of supportive housing on Cape Breton Island, all of which are located in Sydney. Of this 46, New Dawn currently owns 27 units, which they've successfully operated for the last twenty years in partnership with Nova Scotia Health.

Through New Dawn's partnership with the Ally Centre and the Department of Community Services, tenants of these units will be supported with a harm reduction approach, which will give the tenants the dignity, respect, and stability needed to repair relationships with loved ones, seek employment, heal past trauma, and end the cycle of homelessness.

I enthusiastically support New Dawn's application and urge you to give their project your full support.

Thank you for your time and consideration,

A handwritten signature in blue ink that reads "Nadine Wadden".

Nadine Wadden
Director, Mental Health & Addictions, Eastern Zone

75 Prince Street
PO Box 177
Sydney, NS B1P6H1
(902) 567-1766

www.allycentreofcapebreton.com



January 26, 2023

To Whom It May Concern,

I write this letter today in strong support of New Dawn's Rapid Housing Initiative City Stream application. As Executive Director of the Ally Centre of Cape Breton and a close partner of this project, I see every day the dire need for housing for high acuity, homeless or precariously housed individuals.

In my professional capacity, I've worked alongside New Dawn in various roles, and have witnessed the organization consistently demonstrate a commitment to identifying, and providing solutions for, socioeconomic challenges in the CBRM. New Dawn is a competent and robust organization, able to take on complex work and chart a productive path forward.

Housing has been central to New Dawn's identity for 47 years. Since 1976, they have operated upwards of 300 apartment units and acquired considerable knowledge of caring for lands and buildings and the importance of scheduled, routine maintenance to ensure building healthy and longevity.

The impact of 20 new supportive housing units for tenants who are actively managing addiction and mental health issues cannot be overstated. For a population of approximately 100,000 people in a poverty-stricken region, there are currently 46 units of supportive housing on Cape Breton Island, all of which are located in Sydney. Of this 46, New Dawn currently owns 27 units, which they've successfully operated for the last twenty years in partnership with Nova Scotia Health.

Through our partnership with New Dawn, the Department of Community Services, and the Department of Mental Health and Addictions, tenants of these units will be supported with a harm reduction approach, which will give the tenants the dignity, respect, and stability needed to repair relationships with loved ones, seek employment, heal past trauma, and end the cycle of homelessness.

I enthusiastically support New Dawn's application and urge you to give their project your full support.

Thank you for your time and consideration,

Christine Porter
Executive Director
The Ally Centre of Cape Breton

January 23, 2023

To CBRM stakeholders,

I am writing to express my unequivocal support for the housing project being proposed for funding via the city stream of the Rapid Housing Initiative by New Dawn Enterprises. Such a development is immediately and urgently needed in the municipality given the extent to which there is housing insecurity locally, as well as the backgrounds of those experiencing homelessness. Further, New Dawn has the track record in housing and project management needed to successfully roll out and manage this project in partnership with other organizations in the community.

I have been extensively involved in conducting community-based research on affordable housing and homelessness in the CBRM and beyond for more than a decade. Over that time, I have served a co-investigator or steering committee member for several enumerations of those without housing. The service-based counts we have conducted have consistently identified a high prevalence of homelessness in our municipality – as high as larger communities such as Halifax and Ottawa. Our last month-long, service-based count was conducted in November, 2021, at which time we found that **325** individuals ages 16+ were experiencing homelessness in the CBRM. Of these, 33 were unsheltered, 65 were emergency sheltered, 107 were provisionally accommodated (such as couch surfing or staying in a motel) and 74 were at imminent risk of homelessness (such as living in housing which does not meet safety standards or facing eviction). This count took place well before Hurricane Fiona and the dramatic surge in local student enrollment; loss of apartment stock due to hurricane damage and the increased conversion from rental units to rooming housing reported by local stakeholders has undoubtedly increased these numbers.

Our 2021 count also asked the service providers reporting on their clients to identify why those they assist are without housing. It is noteworthy that 51% of all those adults counted were considered to have challenges with substance use. In turn, for 39% of individuals reported, mental illness was considered to be a barrier to obtaining permanent housing. Of course, we also know that low incomes are a major reason why individuals struggle to find and keep housing, and that more deeply subsidized housing is needed in the CBRM. Unfortunately, our repeated enumerations of those experiencing homelessness (2016, 2018, 2021) show we are not reducing housing insecurity in our region – our 2016 service-based count found 279 adults (43% of which were identified as using substances and 22% of which were thought to have a mental illness). Our 2018 count reported that 278 people were experiencing homelessness (42% with substance use and 23% with mental illness). Overall, beyond showing that homelessness seems to be an intractable problem here, these results also reveal that supports are needed for many tenants so they can not only get but keep their housing.

Beyond the clear need for deeply affordable units with embedded supports for tenants in greatest need as evidenced by the data reported above, New Dawn is exceptionally well-suited to lead this project. New Dawn has a decades-long history of delivering housing to marginalized tenants living in the

municipality, including seniors and those with mental illness (through the Supported Housing for Individuals with Mental Illness units, or SHIMI). They have also played a leadership role in developing resources so that tenants living locally can better understand their rights and responsibilities, and are laying the groundwork for the formation of a tenants' association through funding from the Community Housing Transformation Centre.

For all of the above, I highly recommended your support of this essential housing initiative being proposed by New Dawn Enterprises in partnership with the Ally Centre. If you have any questions about this letter, please do not hesitate to contact me at catherine_leviten-reid@cbu.ca.

Sincerely,

A handwritten signature in cursive script, reading "Catherine Leviten-Reid".

Dr. Catherine Leviten-Reid

Associate Professor, Cape Breton University

Principal Investigator, People, Places, Policies and Prospects: Affordable Rental Housing for Those in Greatest Need (SSHRC-CMHC Partnership Grant)

Lead, Community-University Housing Research Lab

January 26, 2023

To Whom it May Concern,

I write this letter today in strong support of New Dawn's Rapid Housing Initiative City Stream application. As CEO of the Cape Breton Regional Chamber of Commerce, I see every day the dire need for housing for high acuity, homeless or precariously housed individuals.

As the Chamber of Commerce, we represent the business community of the CBRM. Housing has not been an area we have had to advocate for in the past, however, we are at a critical junction for our population as a whole. The housing crisis affects everyone and we feel the need for all organizations to come together to tackle this vast issue.

In my professional capacity, I've worked alongside New Dawn in various roles, and firmly support this initiative. In my experience, New Dawn consistently demonstrates a commitment to identifying, and providing solutions for, socioeconomic challenges in the CBRM. New Dawn is a competent and robust organization, able to take on complex work and chart a productive path forward.

Housing has been central to New Dawn's identity for 47 years. Since 1976, they have operated upwards of 300 apartment units and acquired considerable knowledge of caring for lands and buildings and the importance of scheduled, routine maintenance to ensure building healthy and longevity.

The impact of 20 new supportive housing units for tenants who are actively managing addiction and mental health issues cannot be overstated. For a population of approximately 100,000 people in a poverty-stricken region, there are currently 46 units of supportive housing on Cape Breton Island, all of which are located in Sydney. Of this 46, New Dawn currently owns 27 units, which they've successfully operated for the last twenty years in partnership with Nova Scotia Health.

Through New Dawn's partnership with the Ally Centre and the Department of Community Services, tenants of these units will be supported with a harm reduction approach, which will give the tenants the dignity, respect, and stability needed to repair relationships with loved ones, seek employment, heal past trauma, and end the cycle of homelessness.

I enthusiastically support New Dawn's application and urge you to give their project your full support. Please do not hesitate to contact me for any further information regarding the support of the Cape Breton Regional Chamber of Commerce for New Dawn and their work in Cape Breton.

Thank you for your time and consideration,

Jenna Lahey, CEO, Cape Breton Regional Chamber of Commerce

jenna@cbregionalchamber.ca

902-202-2347



January 12, 2023

To Whom It May Concern,

Please accept this letter as Pathways' strong support of New Dawn's Rapid Housing Initiative City Stream application. As the Executive Director of Pathways to Employment— a social enterprise that addresses the recovery of individuals with mental illness, substance use, and social challenges— we see every day the dire need for housing solutions for high-acuity, homeless, or precariously housed individuals.

In my professional capacity, I've worked alongside New Dawn in various roles, including as a partner in our Supportive Housing for Individuals with Mental Illness (SHIMI) housing initiative. It is through this work I can attest to the competence of New Dawn to take on the nuances and demands of providing not only affordable but supportive housing. In my experience, New Dawn consistently demonstrates a commitment to identifying and providing solutions for socioeconomic challenges in the CBRM. Housing has been central to New Dawn's identity for 47 years. Since 1976, they have operated upwards of 300 apartment units and acquired considerable knowledge of caring for lands and buildings and the importance of scheduled, routine maintenance to ensure building healthy and longevity. New Dawn is a robust organization, able to take on complex work and chart a productive path forward.

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I enthusiastically support New Dawn's application and urge you to give their project your full support. Please feel free to contact me if I can provide any additional information. You may reach me at (902) 539- 1185 or Jenna@pathwayscb.com

Thank you for your time and consideration,

Sincerely,

A handwritten signature in blue ink, appearing to read "Jenna MacKenzie".

Jenna MacKenzie,

196 Prince St. Sydney, Nova Scotia B1P 5K5
Telephone 902 539 6480 | Facsimile 902 539 1100
www.pathwayscapebreton.com



Executive Director

Pathways to Employment/Share Support Recovery

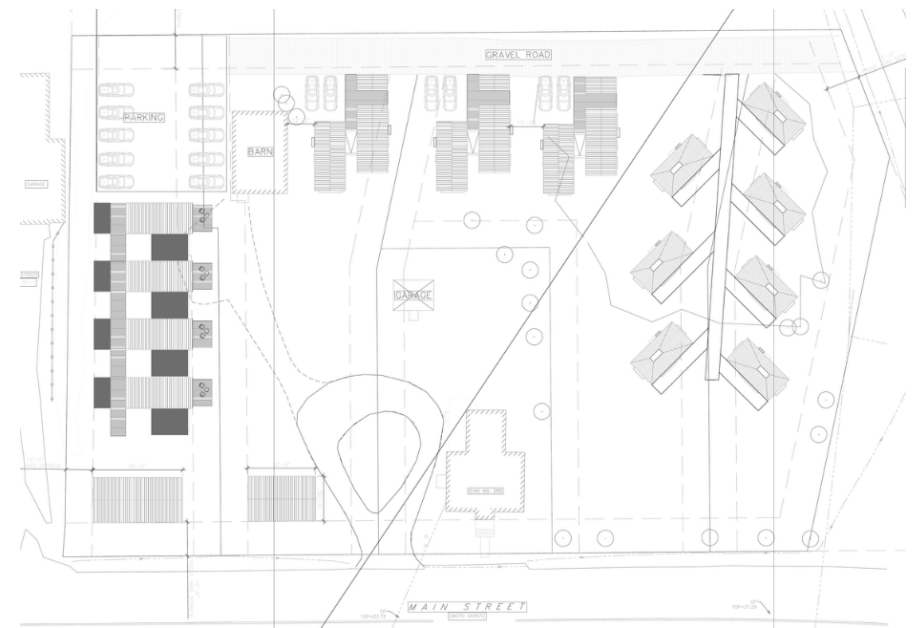
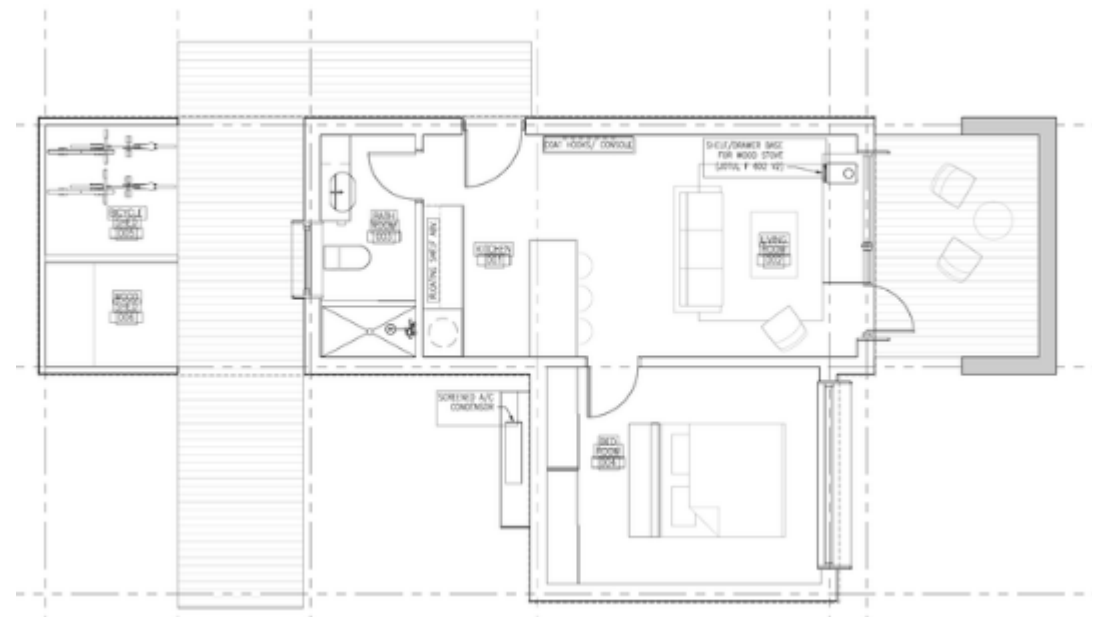
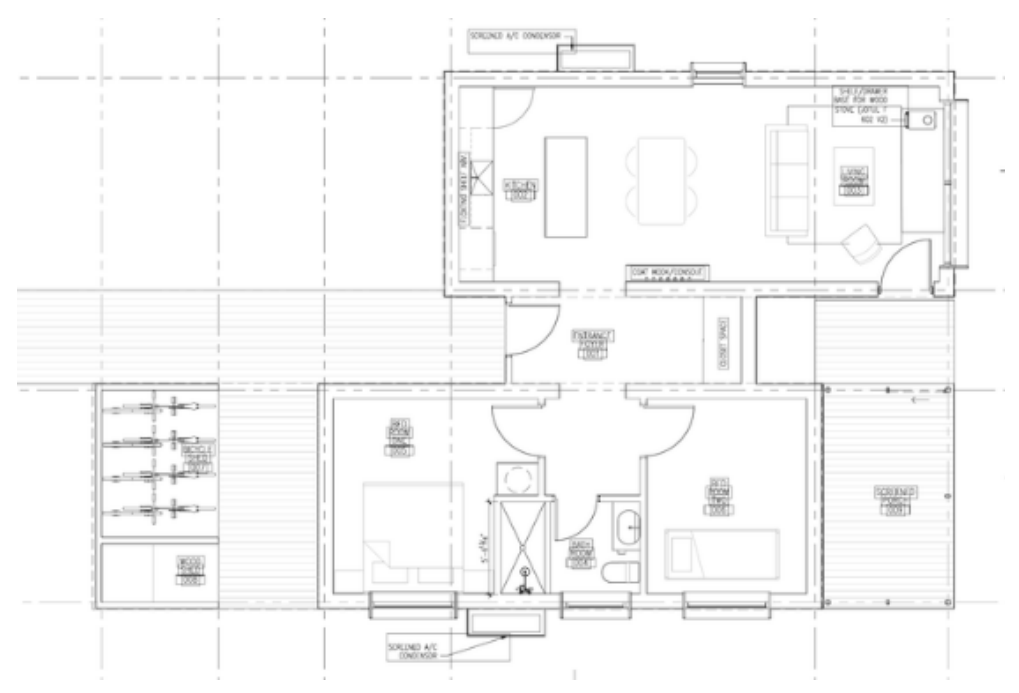
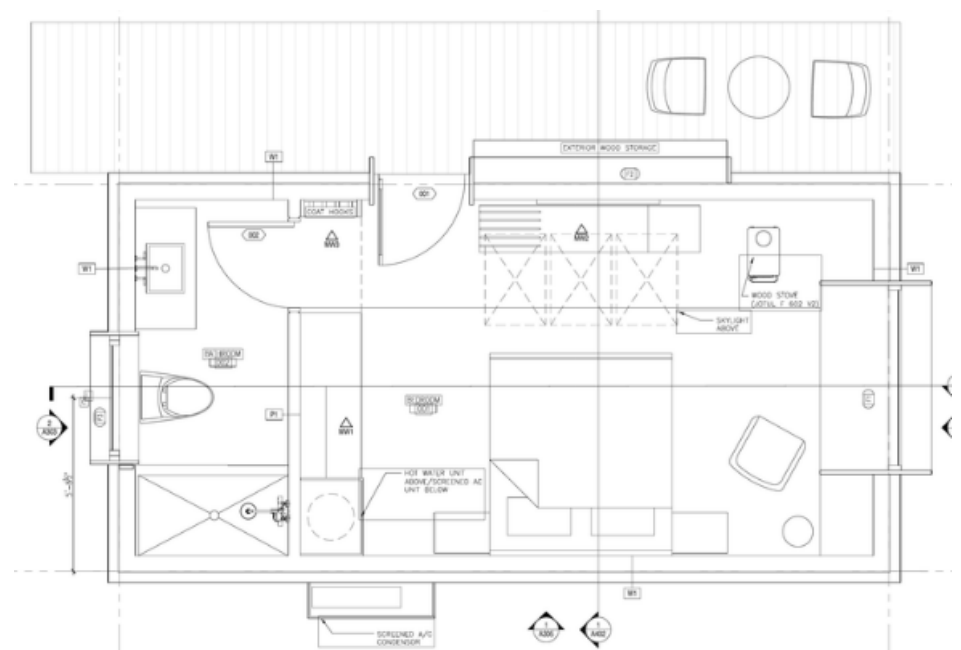
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HOUSING



SMALL HOME/ CABIN

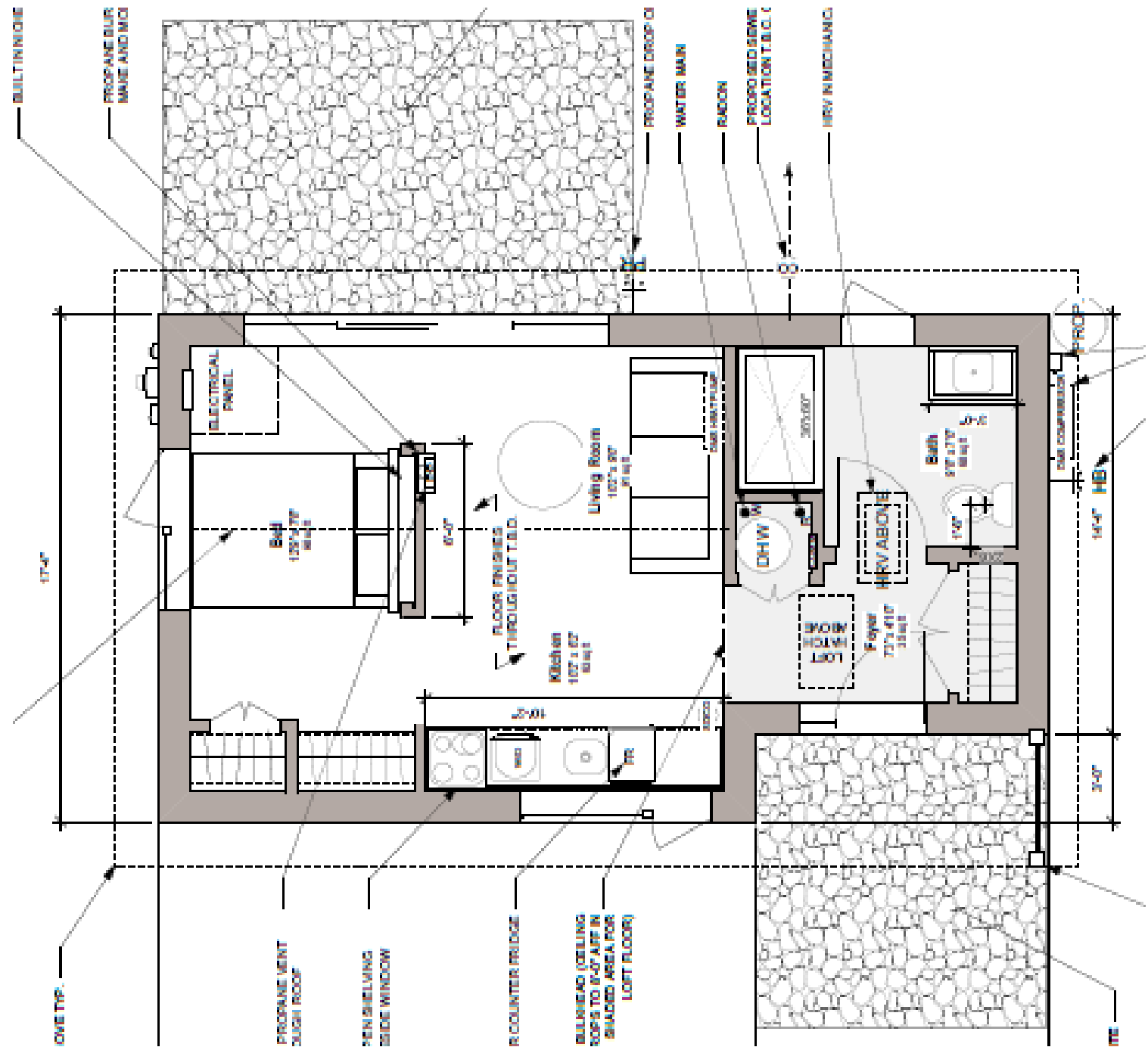
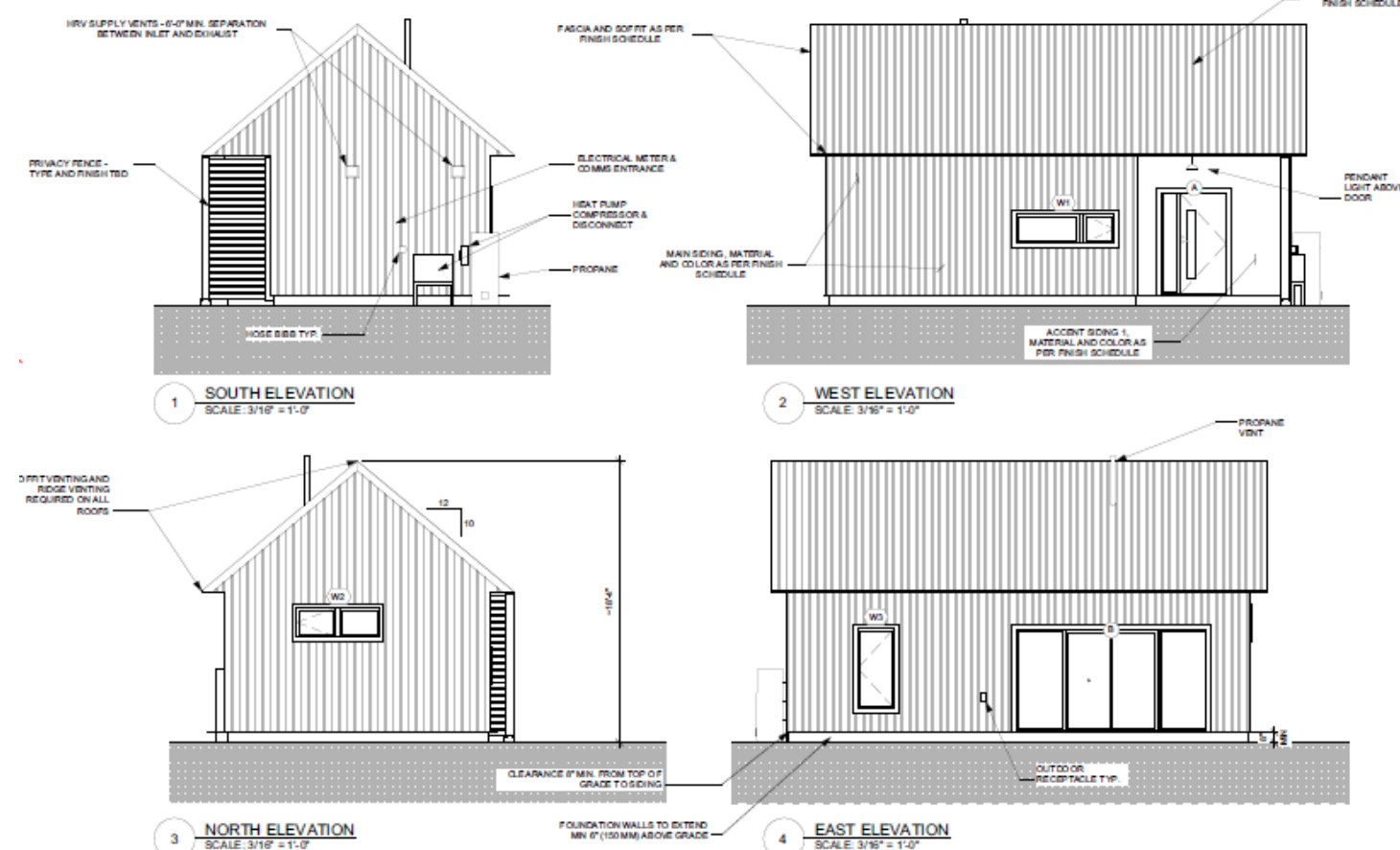
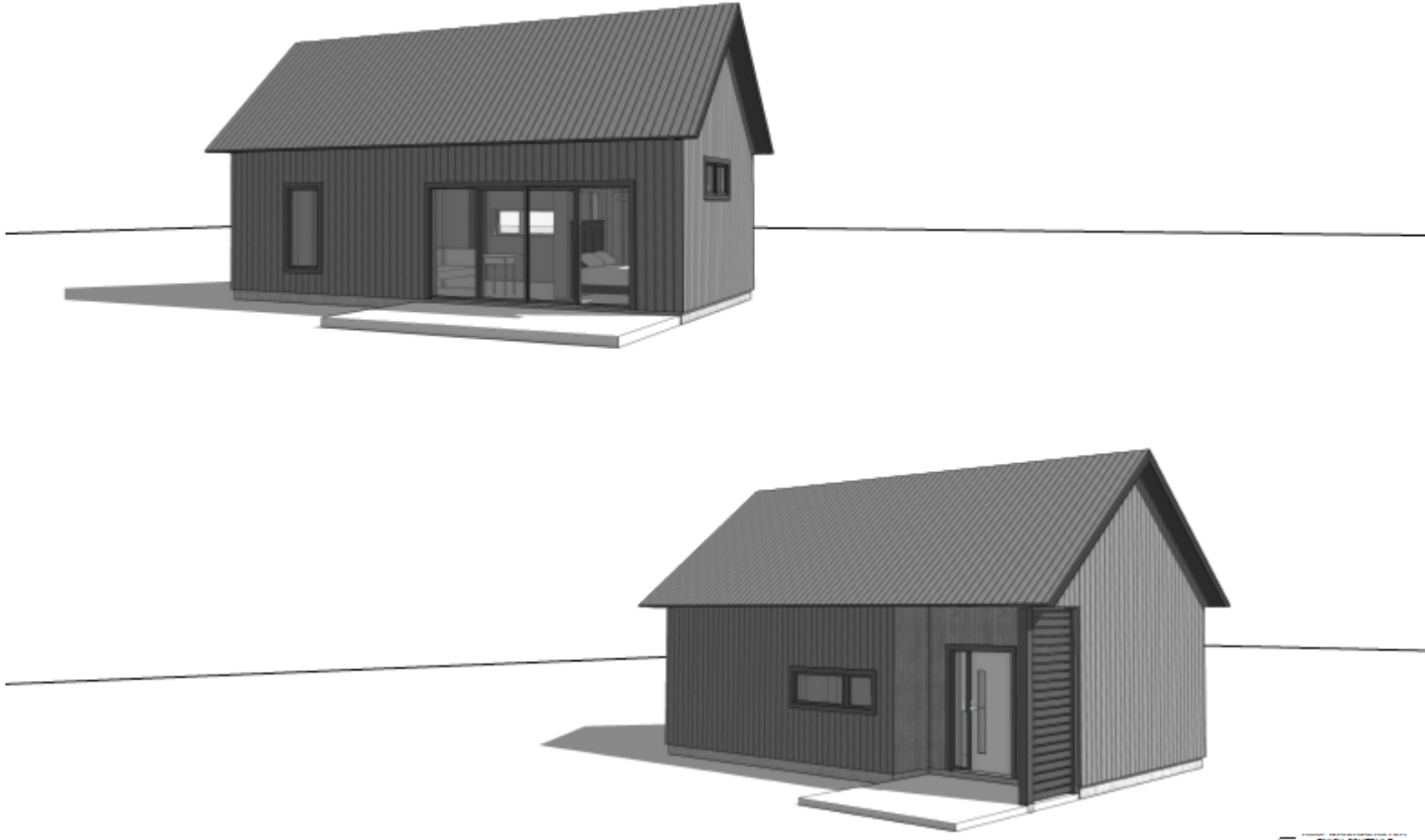


Mahone Bay

HOUSING



SINGLE HOME



Birch Plain

HOUSING



SINGLE HOME



Maple Mews

HOUSING



TOWNHOME

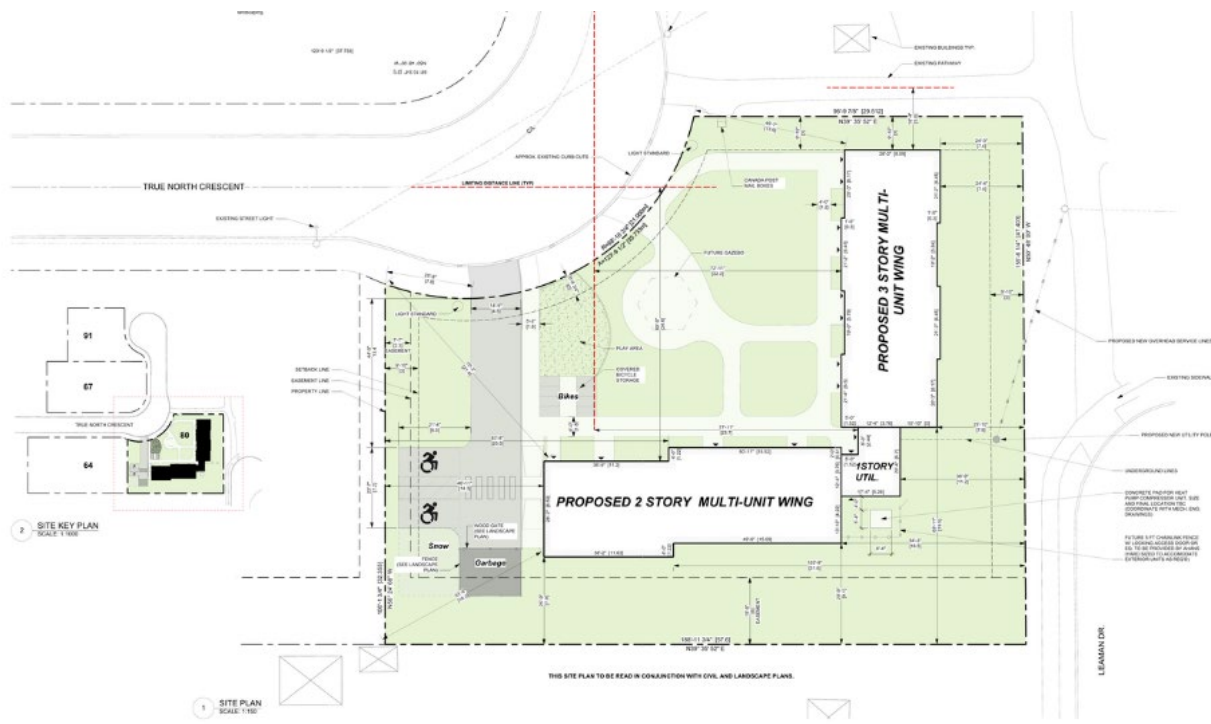
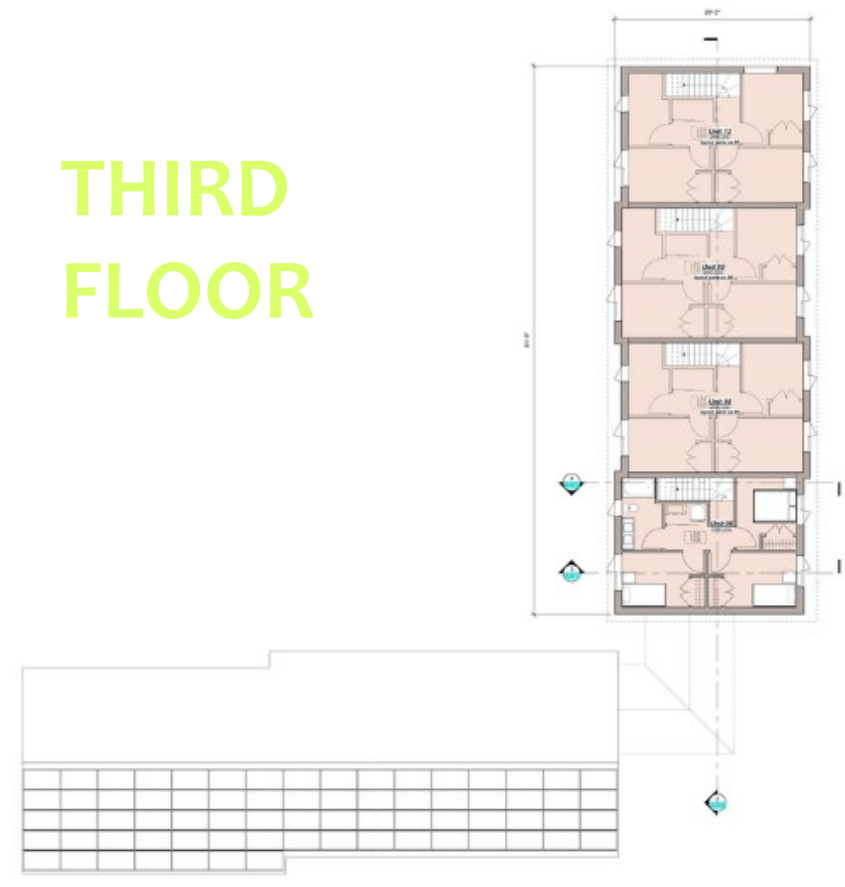
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SECOND FLOOR



THIRD FLOOR

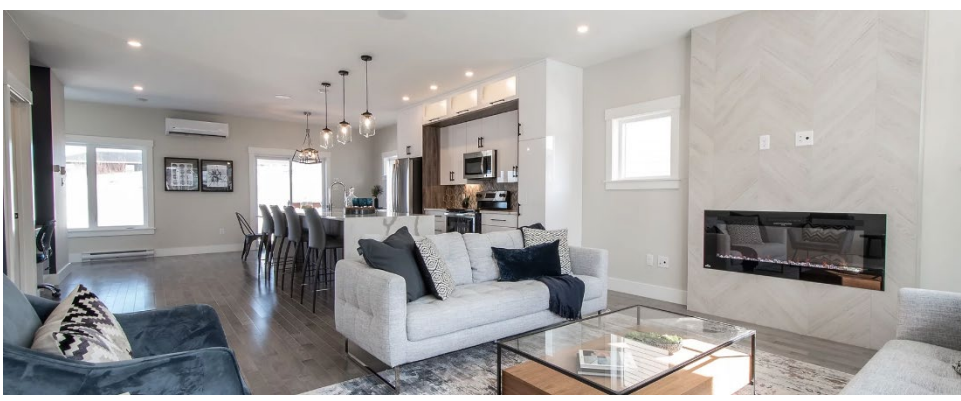


True North

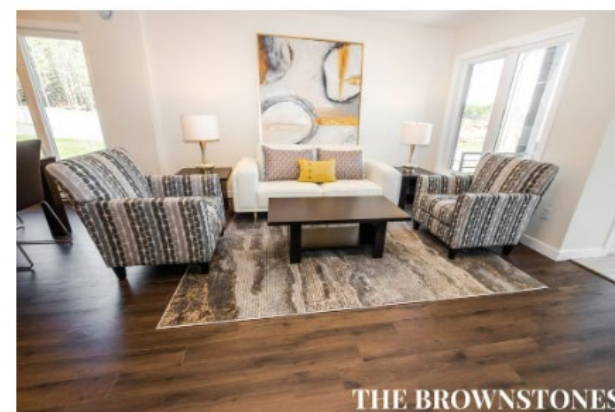
HOUSING



TOWNHOME



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References