St. Monica's Catholic Church
Request for Expressions of Interest (EOI)
Non-Market Housing Development
Middleton, Nova Scotia

A. BACKGROUND

St. Monica's Catholic Church is a faith-based community institution located in Middleton, Nova Scotia, with deep roots in the Annapolis Valley.

Motivated by a strong pastoral and civic commitment to supporting vulnerable populations, St. Monica's has initiated the exploration of a non-market housing development on lawn it currently owns, with advisory support from Pivot Housing Solutions.

Through this Expression of Interest (EOI), St. Monica's Church is seeking a qualified community housing provider to act as a future development and operating partner for this project.

B. OPPORTUNITY OVERVIEW

St. Monica's Church owns a parcel of land adjacent to the church property and is seeking to dispose of it to a community housing partner to:

- Lead the development and delivery of a non-market housing project
- Secure appropriate funding and financing to complete the project (typically through funding programs from various levels of government)
- Own and operate the housing project over time

C. SITE INFORMATION

- **Location:** Middleton, Nova Scotia
- **PID:** 05323134
- Estimated Parcel Size: ~17,000 sq. ft.
- Site Conditions:
    - Cleared and relatively flat
    - No identified watercourses
    - No known environmental constraints
- **Surrounding Uses:** Residential and institutional
- **Zoning Context:** Adjacent to Institutional (INS) zone

Note: Development will likely require a **Development Agreement and municipal approvals**, including Council review.

D. DEVELOPMENT VISION & OBJECTIVES

The proposed project aims to deliver **mixed-income non-market housing** addressing local needs in Middleton and in the Annapolis Valley.

Target renters include families (including women-led households), seniors and low- to moderate-income households.

Key Objectives:

- Provide safe, stable, and affordable housing, as defined by Build Canada Homes
- Support community integration
- Address local housing affordability gaps
- Deliver a financially viable and sustainable project

E. PRELIMINARY FUNCTIONAL PROGRAM

Proponents are expected to refine the program; however, the following has been identified as a feasible and desirable baseline:

<u>Building Parameters:</u>

- Maximum 24 units
- Maximum 3 storeys

<u>Unit Mix:</u>

- Equal mix of one- two- and three-bedroom units

<u>Required Spaces:</u>

- Common laundry room
- Shared community space (integrated with laundry area)

<u>Desired Features (Nice-to-Have):</u>

- In-suite laundry hookups
- Outdoor common space – BBQ and picnic table area

Draft functional program and rent roll:

Units	# of Units	Unit Size (SF)	Unit Size (m^2)	Rent/ Sq. Ft./ Month	Rent/ Unit/ Month	Rents as % of MMR	100% MMR	Comments
Low-income 1-bedroom	2	450	41.8	$1.23	$555	50%	$1,110	MMR based on BCH Affordability Rental Levels for Middleton, NS, using median max rent, 2028
Low-income 2-bedroom	2	700	65.0	$1.31	$920	50%	$1,839	
Low-income 3-bedroom	2	840	78.0	$1.28	$1,077	50%	$2,153	
Moderate-income 1-bedroom	2	450	41.8	$1.85	$833	75%	$1,110	
Moderate-income 2-bedroom	2	700	65.0	$1.97	$1,379	75%	$1,839	
Moderate-income 3-bedroom	2	840	78.0	$1.92	$1,615	75%	$2,153	
Median-income 1-bedroom	4	450	41.8	$2.47	$1,110	100%	$1,110	
Median-income 2-bedroom	4	700	65.0	$2.63	$1,839	100%	$1,839	
Median-income 3-bedroom	4	840	78.0	$2.56	$2,153	100%	$2,153	
Total # of Subsidized Units	**Total # of Units**	**Total Size of Dwelling Units (SF)**	**(m^2)**		**Actual Total Rent Per Annum from Tenants ($ and % of MMR)**			**Total 100% MMR Rent, Rental Units**
0	24	15,920	1,479.0		$397,992	81%	MMR	$489,792

	(SF)	(m^2)	% of Total Space	Comments
Amenity and circulation	5,500	511	25.68%	includes all non-leasable spaces, including a community room
Total Building Area	**21,420**	**1,990**		

F. TECHNICAL OBJECTIVES

- Energy Efficiency: Target **Tier 3, 2020 National Energy Code for Buildings**
- Accessibility: Minimum requirements per Nova Scotia Building Code

G. TIMELINE

EOI Issue date	Monday, August 17, 2026
Deadline for questions	Tuesday, September 15, 2026
Final addendum	Thursday, September 17, 2026
Submission deadline	Thursday, September 24, 2026 at 5:00 pm ADT

All questions/requests for clarification are to be sent in writing to mmeyer@pivothousing.ca

Submissions should be sent via email to Myrna Meyer, Real Estate Development Manager at Pivot Housing Solutions: mmeyer@pivothousing.ca.

Late submissions shall not be accepted and shall be returned to the Proponent.

H. SUBMISSION REQUIREMENTS

Please limit your response to the Request for EOI to a maximum of 15 pages (excluding appendices, cover page and table of contents) and include at least the following information:

1. Organization's name, address, telephone, e-mail, website address. Provide similar information for each of the proposed partners as applicable if external to the organization.
2. Brief history of the organization, including vision and purpose, and resumes/bios of key contacts who will lead in the project.
3. Description of the project team if identified, identify key members of the team, roles and responsibilities and reporting relationships, as applicable.
4. Demonstration of organizational capacity to undertake the project and accommodate growth of portfolio
5. Demonstration of financial capacity to undertake the project
6. Description of current housing portfolio (complete table in Appendix)
7. Description of organization's relevant development experience
8. Description of proposed project
    1. Unit type distribution
    2. Affordability distribution and length of affordability
    3. Key design elements
    4. Other key features that might further align with project objectives
9. Description of proposed development approach, including:
    1. Proposed form of procurement for design and construction (CCDC 2, 5B or 14)
    2. Funding and financing strategy
    3. High level project timeline with milestones
    4. Additional thoughts on project design or innovation, if any
10. Description of proposed property management approach
    1. Tenant selection and any existing tenant policies
    2. Building maintenance and capital replacement approach
11. Completed Financial Proforma Workbook (complete table in Appendix), listing any assumptions in the response narrative
12. Any other relevant information

I. EVALUATION CRITERIA

Submissions will be evaluated based on the following criteria:

Organizational and financial capacity	20%
Development experience and track record	15%
Alignment with project objectives	20%
Strength of proposed approach	20%
Financial viability of proposed approach	25%
Total	100%

J. CONTACT INFORMATION

For questions or additional information, contact Myrna Meyer, Real Estate Development Manager, at mmeyer@pivothousing.ca or by telephone at 506-503-5393.

We thank you for your interest and look forward to your submission.