



Nova Scotia Cap Assessment Program All Party Committee Presentation

Thursday, January 30, 2020

IPOANS



The Investment Property Owners Association of Nova Scotia

- Founded in 1978
- IPOANS' Members Have 45,000 Apartment Units Under Management
- Three Pillars: Advocacy, Education, Membership Services
- IPOANS Has Been Advocating Unsuccessfully Since 2008 to Have Regulations Amended to Include Multi-Unit Residential Buildings in the Nova Scotia Capped Assessment Program (CAP)
- During the Same Period Owner Owned Condominiums, Manufactured Homes, Co-Op Housing Providers Were Included In the CAP With the Stroke of a Pen

NS Multi-Unit Residential Industry



Market Size

- 110,000 Rental Units
- 300,000 Nova Scotians Live in Apartments
- 90% of Apartment Development Occurs in HRM
- 40% of HRM Residents Live in Apartments
- 68% of HRM's New Housing Builds are Apartment Units

Renter Demographics

- 34% of HRM's Rental Population Earn Under \$30K
- 43% of HRM's Rental Population Live in Core Housing Need

Residential Property Assessments



Residential Properties Under the CAP

- Residential Properties
- Owner Owned Condominiums
- Manufactured Home Parks
- Co-Op Housing Providers

Residential Properties Not Under the CAP

- Multi-Unit Residential Buildings
- Non-Profit Housing Providers

Housing Affordability



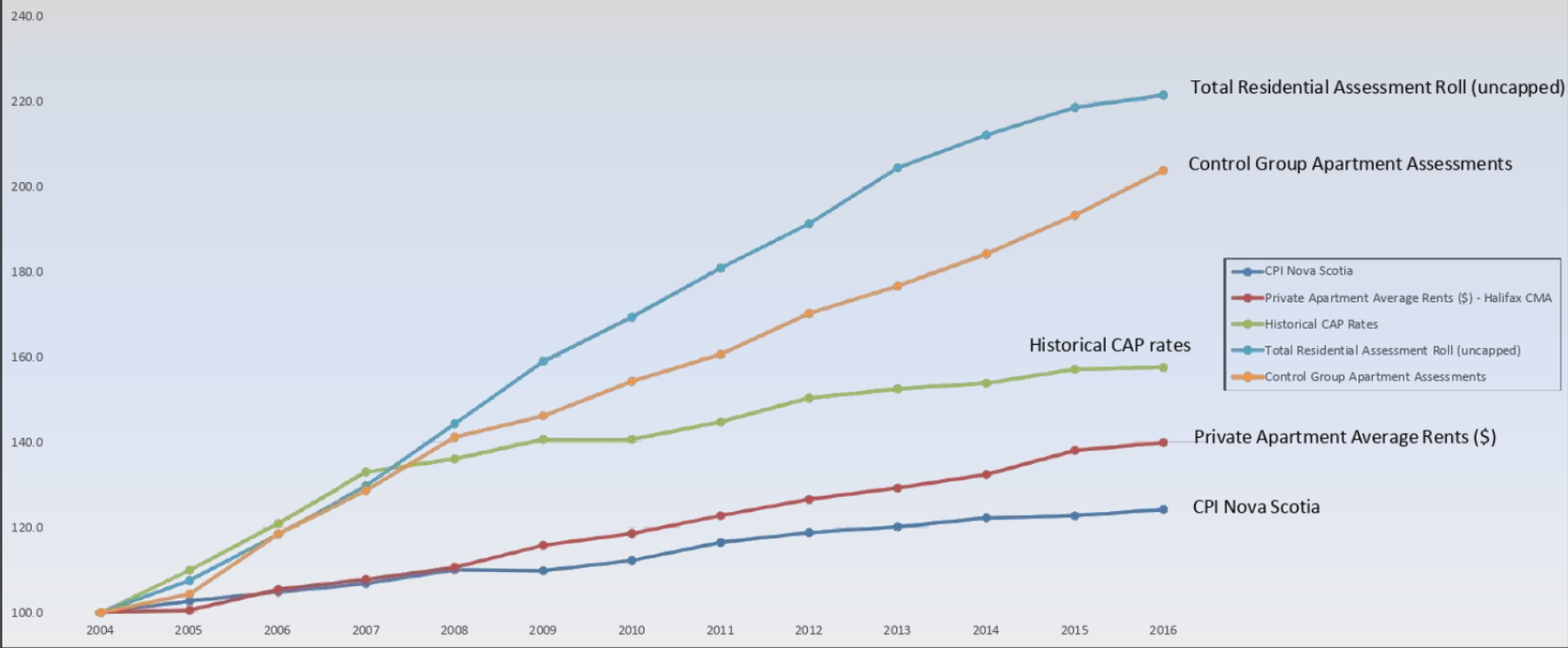
Impact On Rents

- Multi-Unit Residential Buildings have Higher Property Assessments
- Higher Assessments = Higher Property Taxes
- Higher Property Taxes = Higher Operating Expenses = Higher Rents
- CAP Negatively Impacted Rents \$7 - \$16 per Month

CAP's Long Term Impact



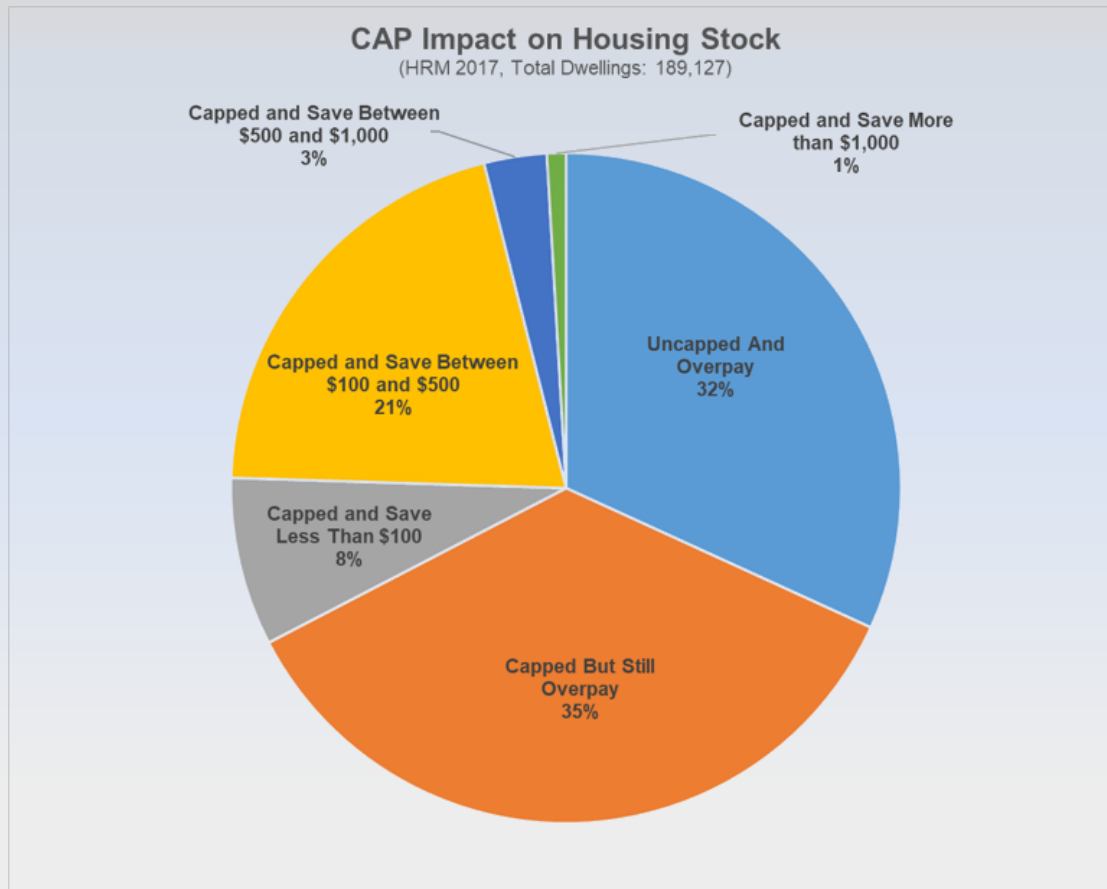
Long Term Impact of the Nova Scotia CAP Program



CAP's Proponents



- The CAP is Complex and Misunderstood
- Produces Winners and Losers
- High Wage Earners Subsidized By Low Wage Earners



IPOANS' Position



- Phase out the CAP Program Within Seven Years
- or
- Immediately Include Multi-Unit Residential Buildings in the Cap Program

Non-Profit Housing Sector



Dartmouth Housing
(Dartmouth Non-Profit Housing Society)
Nick Russell- Executive Director
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Questions?

More Information?

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