



Working together to create healthy, vibrant communities

Union of Nova Scotia Municipalities

May 10, 2018



Opening Possibilities.

Overview

- How we serve Nova Scotians in housing need
- Delivering Results
- Priority Areas in 2018-19
- Homelessness
- National Housing Strategy
- What role can municipalities play?
- Working Together

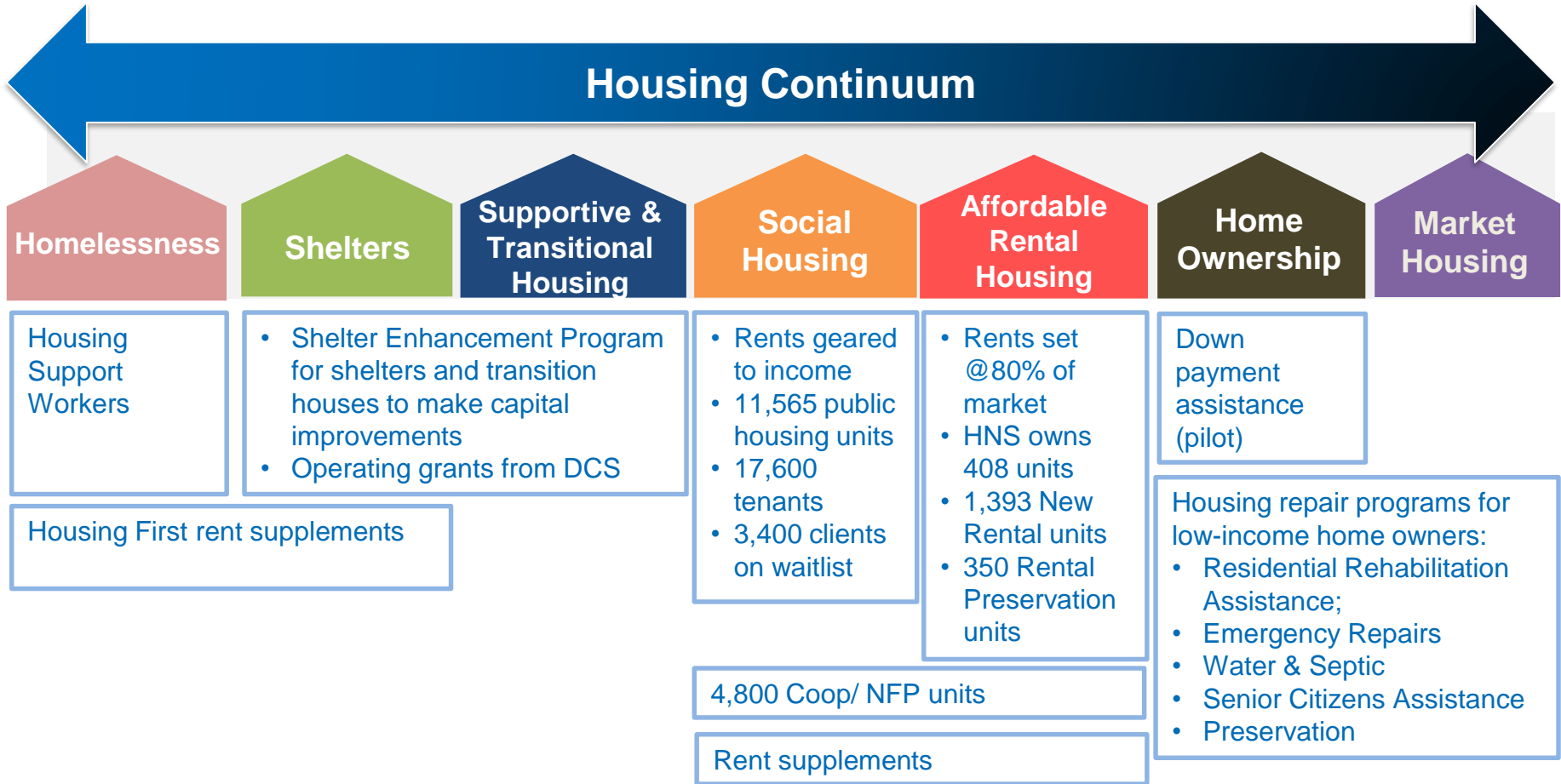


Housing
NOVA SCOTIA

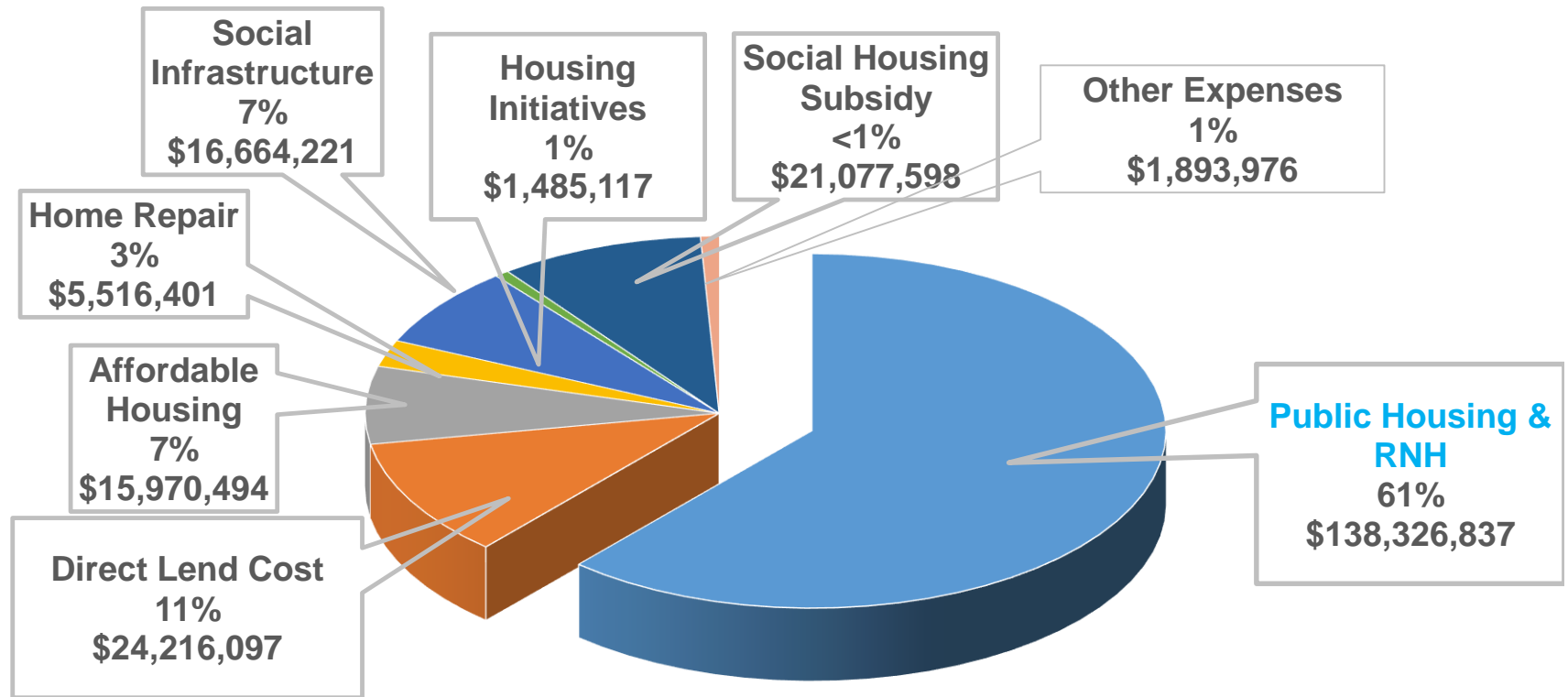
Opening Possibilities

***What home
means...*** 3

Housing Solutions for Nova Scotians



Provincial investments in housing



2016-2017 Fiscal Year



NOVA SCOTIA
Opening Possibilities.

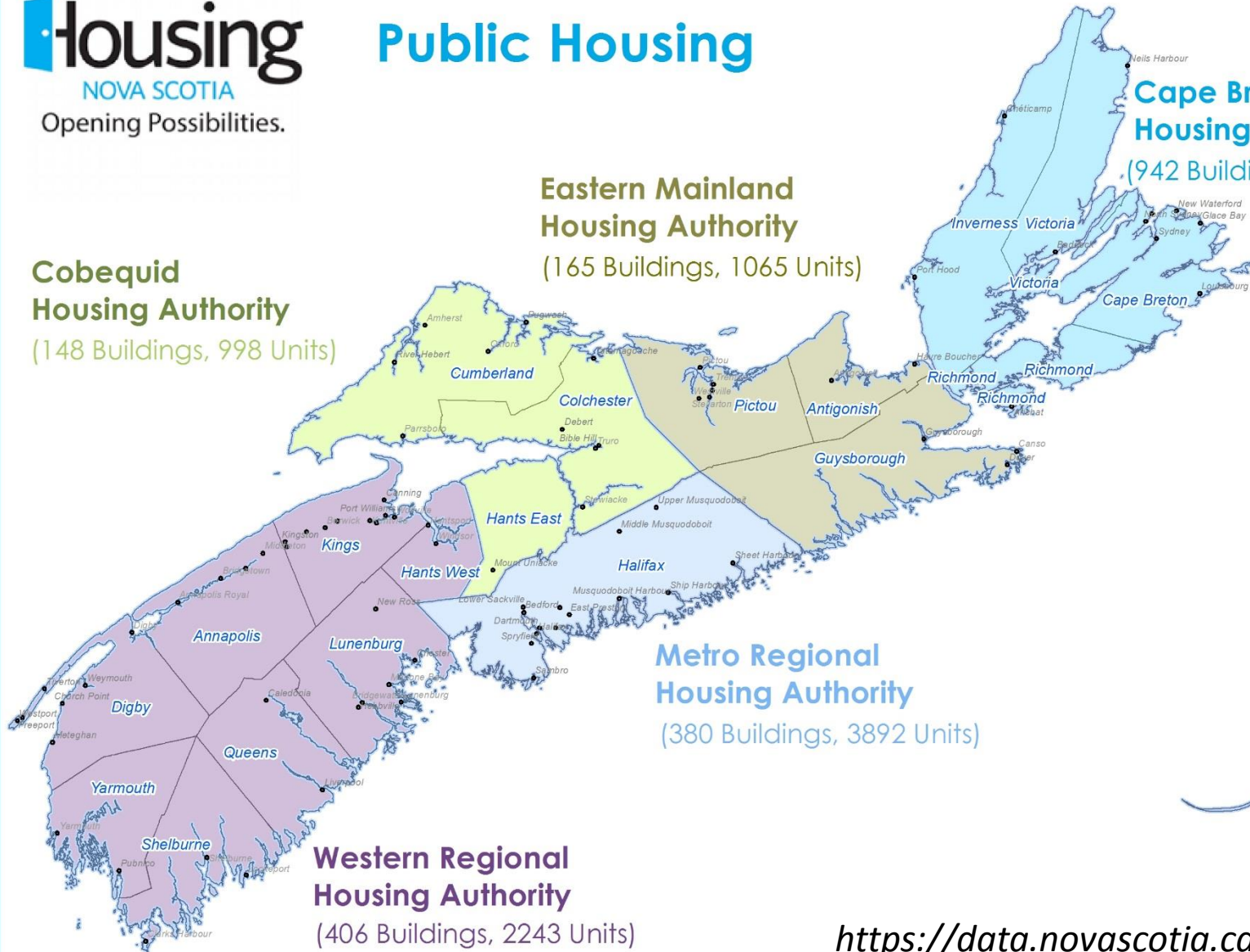
Public Housing



Cobequid Housing Authority
(148 Buildings, 998 Units)

Eastern Mainland Housing Authority
(165 Buildings, 1065 Units)

Cape Breton Island Housing Authority
(942 Buildings, 3,128 Units)



Metro Regional Housing Authority
(380 Buildings, 3892 Units)

Western Regional Housing Authority
(406 Buildings, 2243 Units)

<https://data.novascotia.ca>

Delivering Results

- More than 7,600 households received assistance to access or remain in a safe and affordable home, last year, by leveraging federal investments.
- Since 2015, we've been able to house 25% more seniors and families waiting to access public housing.
- 100% increase in capital contribution for new rental construction, from \$25,000 to \$50,000 per unit.
- More than 150 young families bought their first home through new down payment assistance program.
- Enhancement to financial assistance that helps low-income homeowners stay in their homes longer
 - RRAP \$16,000 to \$18,000



Priority Areas in 2018-19



1. Increase access to affordable housing
2. Preserve and sustain existing public housing
3. Maintain and expand strategic partnerships
4. Ensure that Housing Nova Scotia is well-positioned to meet current and emerging challenges

Improving Access to Affordable Housing



Highlights of 2016-17 Investments

- Over 2,750 households received assistance to make necessary health and safety related home repairs and adaptations. Almost 60% were seniors or persons with disabilities.
- 418 new affordable rental housing units created and 423 affordable rental housing units preserved.

2018-19 Priorities

- 1,000 new rent supplements over 3 years to reduce waitlist by 30%.
- Create new affordable rental housing
- Continue assistance for first time home buyers

- 110 new rent supplements for seniors and families on public housing wait list. 1,410 housing subsidies were funded as of March 2017.



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Public Housing Renewal Plan

- Since 2014, HNS invested or committed almost \$50 million in repairs or renewal projects to the public housing portfolio by leveraging federal investments.
- As part of budget 2018-19, we will invest a further \$10 million helping address the most urgent repairs and renewal work.



2018-19 Priorities

- Undertake needed repair and renewal projects under the Capital Asset Management program.
- Review long-term options for renewal



Partnerships

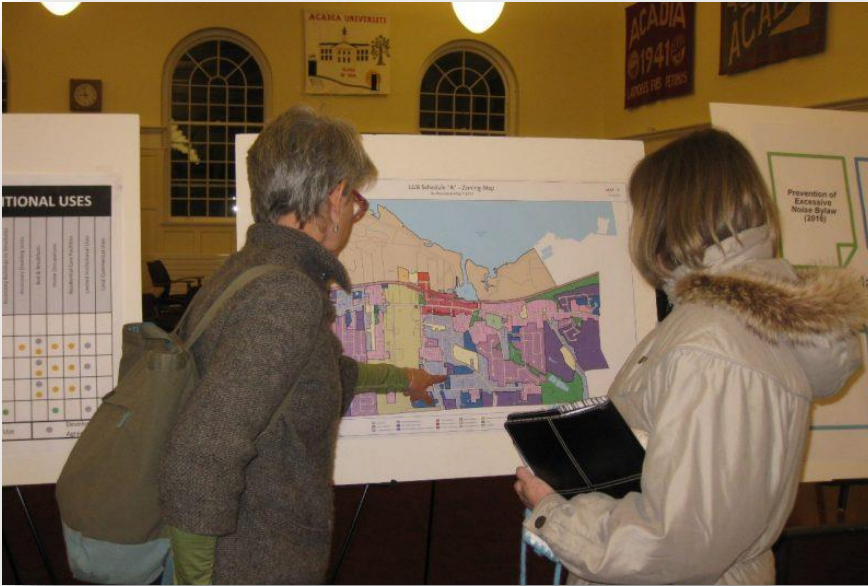


Photo: The Register/Advertiser

- **Community-based partnerships**
 - Halifax Housing & Homelessness Partnership
 - Cape Breton Homelessness and Affordable Housing Working Group
 - South Shore & Area Housing Coalition (Lunenburg, Mahone Bay, Bridgewater)
 - Digby and Area Housing Coalition
 - Community Housing Options Initiative Through Collaboration (CHOICE) - Yarmouth

Research & Capacity Building

- Rural Housing Conference (SSHAC)
- Innovative Housing Symposium (Wolfville)



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2018-19 Priorities

- Collaborate with CHF Canada to support co-op housing organizations.
- Work with municipalities to identify opportunities.
- Enhance cross-government collaboration

Homelessness

- Partnership with not-for-profit organizations and private sector to provide stable housing options for homeless individuals and individuals at risk of homelessness.
- Rent supplements are available to support Housing First initiatives and housing workers.
- Federal HPS program also provides funding to help prevent homelessness.



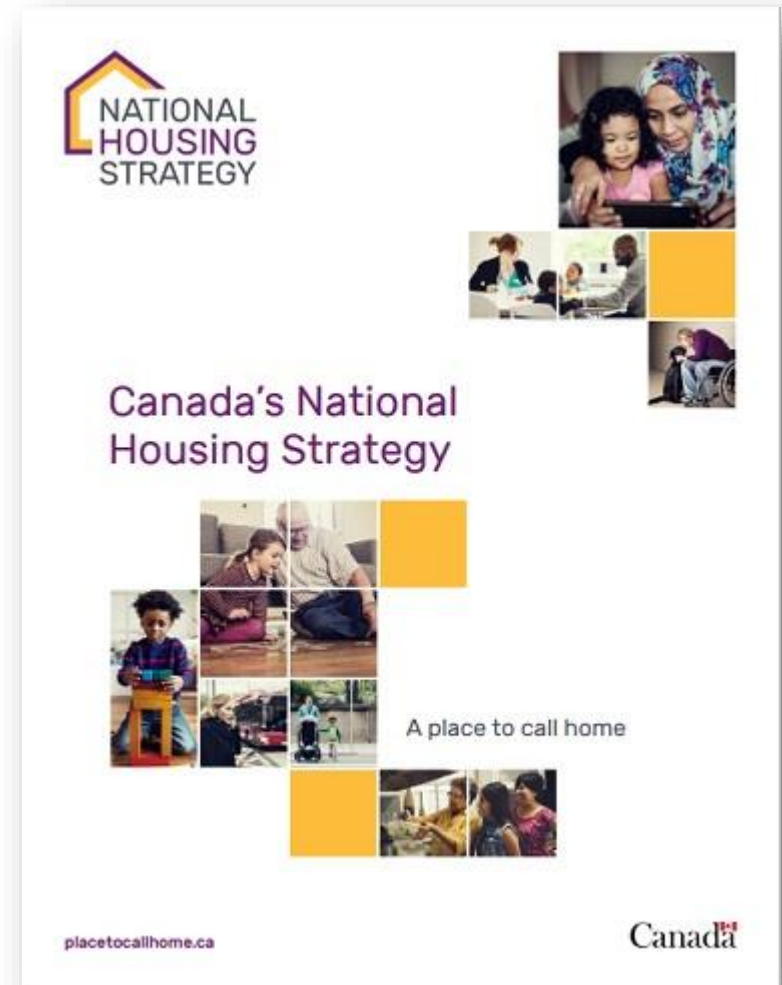
NATIONAL
HOUSING
STRATEGY

National Housing Strategy

- April 9, 2018 – Nova Scotia signed a multilateral partnership framework.
- This 10-year, \$40-billion federal plan aims to remove 530,000 families from housing need and reduce chronic homelessness by 50% across the country.
- New bilateral agreement between Nova Scotia and Canada will replace existing IAH funding agreement.



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Housing Co-Investment Fund

- \$13.2 billion National Housing Co-Investment Fund (\$8.65B Loans & \$4.5B Contributions for new construction AND repair & renewal)
- Covers a spectrum of needs from shelters to affordable home ownership
- Mandatory Minimum Requirements
 - Financial viability
 - Affordability (30% of units at 80% of market)
 - Energy efficiency
 - Accessibility
- Province or Municipality must be a contributor (funding/in-kind/land/fees).

NATIONAL HOUSING STRATEGY

National Housing Co-Investment Fund -
New Construction Stream

Low-cost loans and capital contributions

There are two streams within National Housing Co-Investment Fund. This is the Housing Construction Stream for new construction and provides \$5.19 billion in loans and \$2.26 billion in capital contributions.

The [Housing Repair and Renewal Stream](#) is to repair or renew the existing community and affordable housing supply.

- OVERVIEW +
- HOUSING CONSTRUCTION STREAM - FUND DETAILS +
- HOUSING CONSTRUCTION STREAM - ELIGIBILITY AND REQUIREMENTS +
- APPROVAL PROCESS +
- RESOURCES +
- SUBMIT YOUR FUNDING APPLICATION +
- CONTACT +

CMHC released National Housing Co-Investment Fund on May 2, 2018

Municipalities are already innovating to support high-impact housing projects — with land contributions, expedited approvals, zoning changes and more.

Engaging municipal expertise in the continued design of this (housing co-investment) fund will be critical to its ability to prioritize high-impact housing projects that reflect local needs.

- Federation of Canadian Municipalities, May 2, 2018

Why is housing important for municipalities?

- Housing fulfills a basic human need for shelter. It contributes to the well-being of children and parents.
- Affordable housing also is important to the economic vitality of communities.
- Housing can help stimulate economic growth



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How can municipalities support affordable housing?



- Municipal Government Act (MGA) – Section 59 (section 73 in HRM Charter)
 - *“gives you the authority to enter into an agreement with the Minister of Community Services or CMHC with respect to housing projects.”*
- Ability to partner with Housing NS, private sector, non profits
- Assistance through municipal planning and land use by-laws
 - communities are planned with housing in mind (*Statement of Provincial Interest regarding housing*)

Antigonish



Photo: The Reporter



Opening Possibilities.

Riverside Estates

- Proponent: Antigonish Affordable Housing Society
- Project: 4 affordable rental unit
- Total budget: \$556,300
- Partnerships:
 - Prov/Fed: \$100,000
 - Town of Antigonish: \$70,000 (Land donation)
 - County of Antigonish: \$100,000
 - Sisters of St. Martha (\$100,000)



Photo: The Casket

Mahone Bay



Brookside Apartments

- Proponent: M.A.D.E. for Mahone Bay
- Project: 26 affordable rental unit
- Total budget: \$3.5 million
- Funding:
 - Prov/Fed: \$1.7 million

“Town of Mahone Bay supported the project through an accelerated development agreement process.” – Bob Youden, M.A.D.E for Mahone Bay



Halifax Regional Municipality

- Land-use planning tools:
 - Density Bonusing
 - Inclusionary zoning
- Housing First initiative to help chronic homeless individuals (Funding for evaluation)
- Housing Trust of Nova Scotia Development – New by-law supporting not-for-profit developers by reducing fees.



Working Together

Collaboration with UNSM to identify partnership opportunities with municipalities to address homelessness and increase the supply of affordable housing.

Next Steps:

- Memorandum of Understanding to Support the Implementation of Shift and the Development of Age-Friendly Communities.
- Sub-committee on homelessness and housing
- Identify opportunities to support potential national co-investment fund projects.

Thank you

