



Opening Possibilities : An Overview of Housing Nova Scotia

Standing Committee on Community Services

January 6, 2015

Vision and Mission

Vision:

All Nova Scotians live in a home that's right for them, at a price they can afford, in a healthy, vibrant, and diverse community that offers the services, supports and opportunities they need.

Mission:

Deliver innovative strategies that contribute to the overall health and well-being of Nova Scotians and the sustainable development of the province.

Who We Are

- Responsible for assisting low-to modest income Nova Scotians with their housing needs.
- Housing Authorities, Housing Services, Head Office: working in every region of the province.
- Chief Executive Officer leading housing activities

Legislative Authority

- Housing Act
 - Created relationship between the federal, provincial and municipal governments
 - Under agreements allowed for the acquisition and disposal and administration of property
- Housing Nova Scotia
 - Establish project, build, sell, manage property
 - Enter into agreements such as mortgages or loans

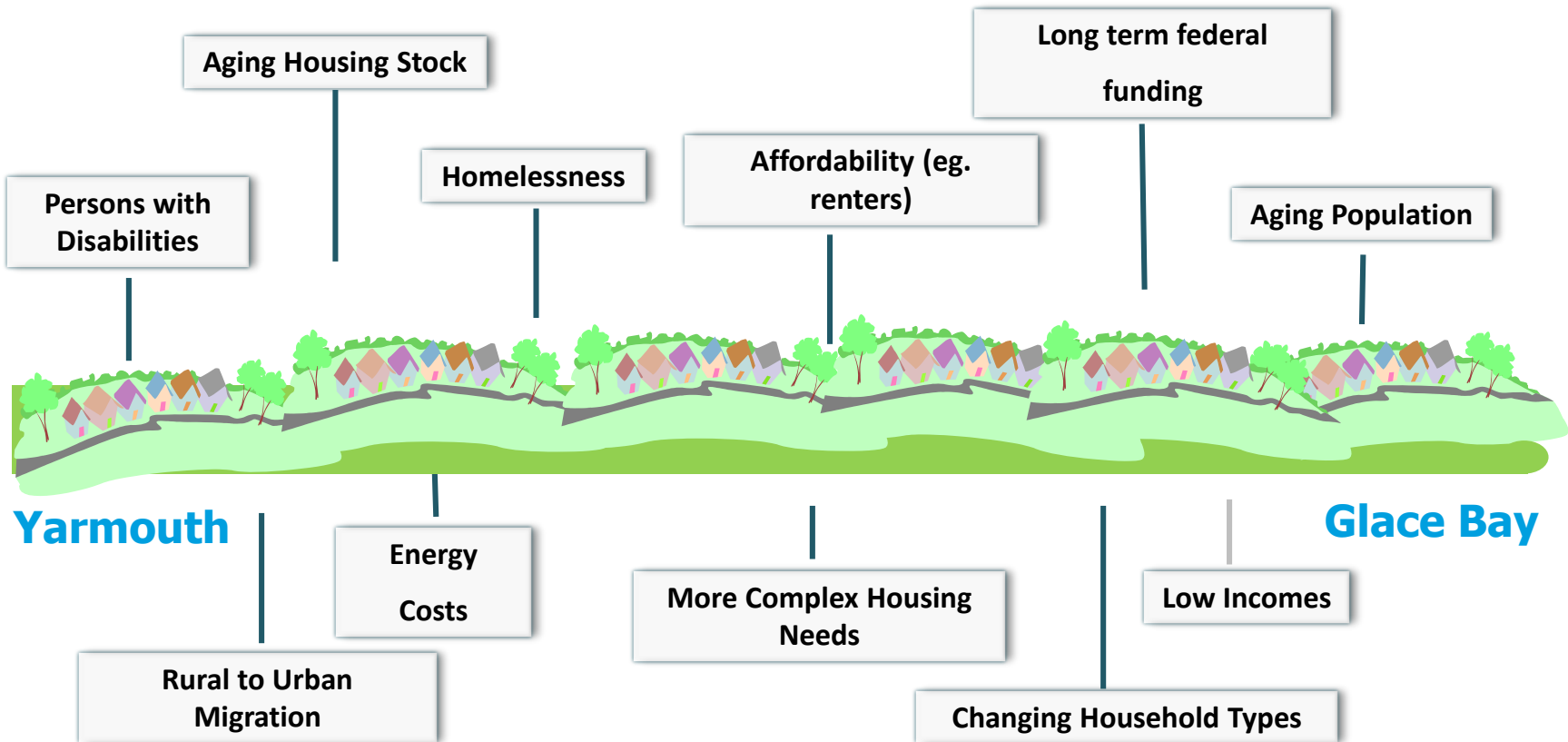
What We Do

- Under the Housing Act and Housing Nova Scotia Act, the activities of the agency are:
 - Acquisition and disposal of real estate
 - Negotiation of agreements
 - Borrowing and investing of funds
 - Lending of money and guaranteeing of payments
 - Mortgaging of properties

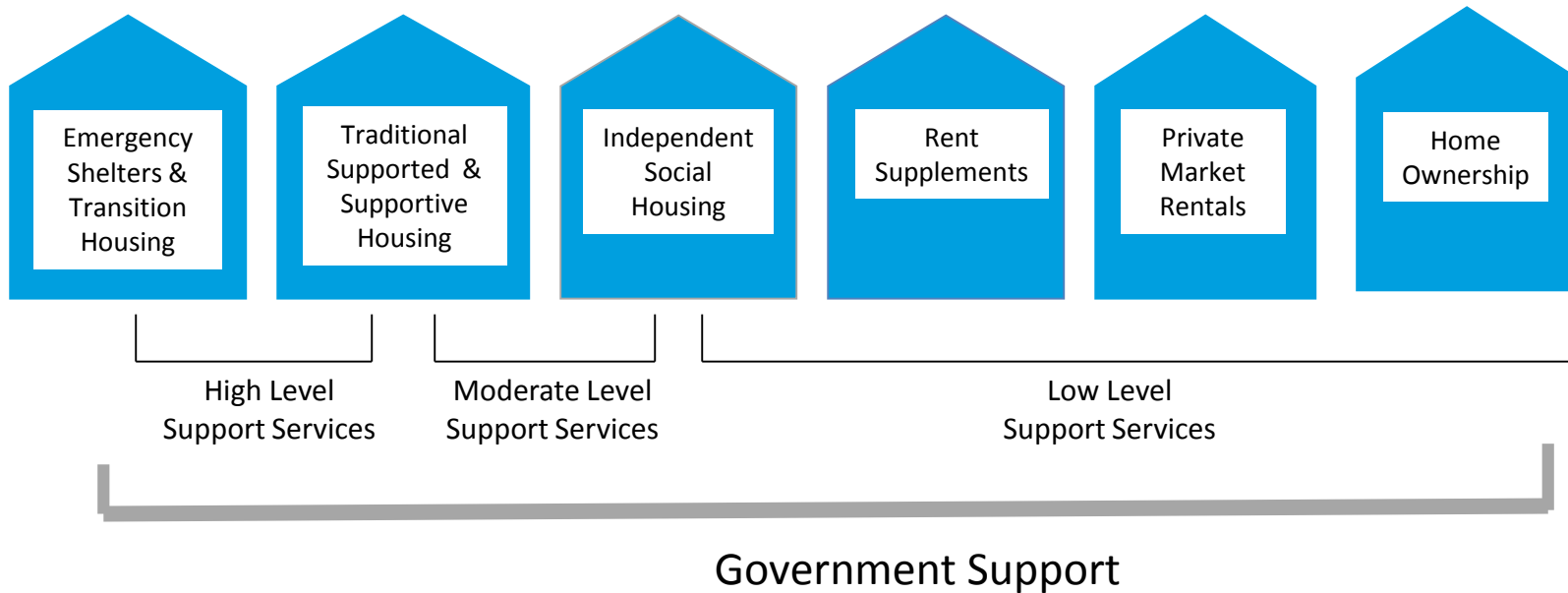
Financial Structure

- Financial Statements and Business Plan as a Crown Corporation
- Audited annually
- Employees, programs and lending portfolio
- Assets over \$1b

Housing Environment: Issues & Challenges



Housing Continuum



Housing Programs & Structures

Housing Services

- Grants for home repair/adaptation
- Loans and Mortgages
- Administration of Agreements

Housing Authorities

- Property management
- 11,500 public housing units
- Over 18,000 tenants

Housing NS

- Housing Assets
 - \$330M in fixed assets
 - Deferred Federal Contribution
- Mortgages and loans
 - \$675M financial assets

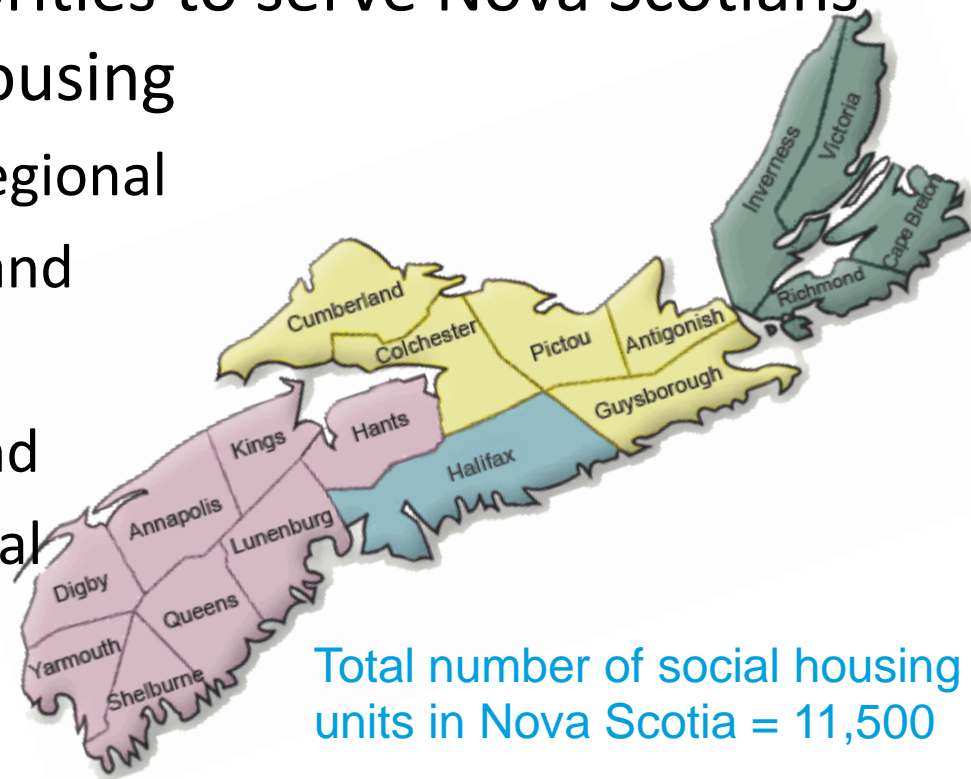
Budget Estimate FY 2014/15 = **\$194.3M**

Housing Services

- Responsible for program delivery, policy development and research
 - Development and administration of wide range of programs and financial assistance
 - Four regional offices to better serve Nova Scotians

Housing Authorities

- 5 Housing Authorities to serve Nova Scotians living in social housing
 - Metropolitan Regional
 - Cape Breton Island
 - Cobequid
 - Eastern Mainland
 - Western Regional



Total number of social housing units in Nova Scotia = 11,500

Housing Authorities

- Property management arm of Housing Nova Scotia
 - Day-to-day maintenance of public and senior housing
 - Responsible for tenant issues, such as approval of applicants, transfers, renewal or non-renewal of leases, responding to complaints or inquiries.
- Manage Rent Supplement Program

Budget Highlights (2014-15)

As of March 31, 2014:

Total Expenses:	\$194.3m
• Home Renovation & Affordable Housing:	\$21.5M
• Social Housing:	\$107.4M
• Others (e.g. Interest, Depreciation, etc.):	\$65.4M

Meeting today's challenges

- Rising real estate prices
- Rent increases
- Fewer affordable homes being built
- Insufficient affordable homeownership options for moderate income
- Market forces left unchecked will further marginalize low income citizens
- Co-op Housing model is struggling
- Loss of federal funding

Housing Strategy for Nova Scotia

1. Fostering Healthy, vibrant and diverse communities
 - By supporting a mix of income levels, housing types and tenure, we can build diverse, vibrant new communities and revitalize existing ones.
2. Ensuring affordable housing choices for owners and renters
 - At every stage of life, Nova Scotians deserve to be able to find a good home at a price they can afford.

Housing Strategy for Nova Scotia

3. Providing paths to equity and home ownership
 - Nova Scotia will become a leader in innovative financing options that will help people save for a down payment, build equity and buy their home.

4. Building partnerships: drawing on the strengths of Nova Scotia's local communities, business and governments
 - We will work with private-sector developers, businesses, local governments and community organizations to build new homes and communities, and offer new options for Nova Scotians.

Housing Strategy for Nova Scotia

5. Independence and dignity: Serving seniors, persons with disabilities and vulnerable Nova Scotians
 - The right housing options can allow Nova Scotia's seniors to keep living in their own homes, give people with disabilities greater independence and choice and a first step for someone suffering from addiction or mental illness to rebuild their lives.

Building A Solid Foundation

- New entity. Head Office will relocate in 2015
- CEO in place
- Advisory Committee - provide the Minister with key updates on tenancy issues and sectors they represent
- Supporting existing projects
 - Bloomfield, Windsor, Cole Harbour, Truro
- New programs in development
 - Neighbourhood Revitalization, Homeownership assistance

Short Term Strategic Priorities

- Assist more seniors
 - Increased SCAP funding by \$1.5M
- Invest Deferred Federal Contributions
 - Ensure health and safety of our tenants
 - Preserve aging housing stock
- Increase affordable housing options
 - Support Habitat for Humanity (East Preston, Springhill)
- Provide an equity pathway to home ownership
- Promote strategic partnerships
 - Housing & Homelessness Partnership, NS Home Builders Association, CHOICE (Yarmouth), SSHAC (South Shore)

Bloomfield : A New Way Forward

- 3 phases - 10 years
- 478 residential units for resale
 - 60% market
 - 40% affordable (e.g., modest size; homeownership support)
- 356,000 sq. ft. proposed for site
 - At least 20,000 sq. ft. for community, cultural, non-profit groups; to be managed by non-profit community organization
- Condominium model

Homes that are affordable

- Development in partnership with NS Home Builders Association
- Smaller but well designed homes = affordable
- 8 townhouses will be built on Circassion Drive in Cole Harbour

